

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK, WILMINGTON SAVINGS FUND SOCIETY, FSB,
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE VERUS
SECURITIZATION TRUST 2019-INV3, Plaintiff, vs. JOSEPH QUASHIE, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on March 21, 2024 I, the undersigned Referee will sell at public auction at room 130 of the New York County Courthouse, 60 Centre Street, New York, NY 10007, on December 3, 2025 at 2:15 PM, premises known as 255 E 49TH ST, 16F, NEW YORK CITY, NY 10017. All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County, and State of New York, Block: 1323, Lot: 1080 together with an undivided .0035010123000% interest in the Common Elements. Approximate amount of judgment is \$572,847.96 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 850060/2023. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee.

SOFIA BALILE, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

Schedule A Description

Title Number [REDACTED]

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The Condominium Unit (hereinafter referred to as the "Unit") in the building (hereinafter referred to as the "Building") known as The Sterling Plaza Condominium and by the street number 255 East 49th Street, Borough of Manhattan, City, County and State of New York, said Unit being designated and described as Residential Unit No. 16F in that certain declaration dated November 20, 1984 made by 49-50 Second Associates pursuant to Article 9-B of the Real Property Law of the State of New York (herein referred to as the "Condominium Act") establishing a plan for condominium ownership of the Building and the land (hereinafter referred to as the "Land") upon which the building is situate (which Land is more particularly described in Exhibit A annexed hereto and by this reference made a part hereof), which declaration was recorded in the New York County Office of the Register of The City of New York on December 28, 1984, in Reel 860 page 1843, (which declaration and any further amendments thereto are hereinafter collectively referred to as the "Declaration"). This Unit is also designated as Tax Lot 1080 in Block 1323 of Section 5 Vol. 2 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of The City of New York and on the Floor Plans of the Building, certified by Schurman, Lichtenstein, Claman, Efron, Architects, on December 4, 1984, and filed with the Real Property Assessment Department of The City of New York on December 24, 1984, as Condominium Plan No. 185 and also filed in the City Register's Office on December 28, 1984, as Condominium Plan No. 185;

TOGETHER with an undivided .0035010123000 % interest in the Common Elements (as such term is defined in the Declaration);

Together with the appurtenances and all the estate and rights of the Grantor in and to the Unit;

Together with, and subject to, the rights, obligations, easements, restrictions and other provisions set forth in the Declaration, Floor Plans and by the By-Laws of The Sterling Plaza Condominium as each of the same may be amended from time to time (said By-Laws and any amendments thereto are hereinafter collectively referred to as the "By-Laws"), all of which shall constitute covenants running with the Land and shall bind any person having at any time any interest

Continued On Next Page

Schedule A Description - continued

Title Number [REDACTED]

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or estate in the Unit, as though recited and stipulated at length herein.

DESCRIPTION OF THE LAND

ALL that certain lot , piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the Westerly side of Second Avenue, distant 44 feet 5 inches Southerly from the corner formed by the intersection of the Southerly side of East 50th Street with the Westerly side of Second Avenue;

RUNNING THENCE Westerly parallel with the Southerly side of East 50th Street, 80 feet;

THENCE Southerly parallel with the Westerly side of Second Avenue 110 feet 5 inches to a point;

THENCE Easterly parallel with the Northerly side of East 49th Street 20 feet 9 inches to a point;

THENCE Southerly parallel with the Westerly side of Second Avenue 46 feet 0 inches to the Northerly side of East 49th Street;

THENCE Easterly along the Northerly side of East 49th Street 59 feet 3 inches to the Westerly side of Second Avenue;

THENCE Northerly along the Westerly side of Second Avenue 156 feet 5 inches to the point or place of BEGINNING.

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK-----x
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN
ITS INDIVIDUAL CAPACITY BUT SOLELY AS
TRUSTEE FOR THE VERUS SECURITIZATION TRUST
2019-INV3**Index No.: 850060/2023**

Plaintiff(s),

-against-

JOSEPH QUASHIE, ET AL.

**AFFIDAVIT OF
SERVICE**

Defendant(s).

-----x
STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

Christian Zamora, being duly sworn, deposes and says:

I am over 18 years of age, reside in the State of New York and I am not a party to this action.

On November 11, 2025, I enclosed a copy of the annexed **NOTICE OF SALE** by depositing a true copy of same enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York to the following parties:JOSEPH QUASHIE
255 E 49TH ST, 16F
NEW YORK, NY 10017JOSEPH QUASHIE
1 SEA CREST DR
LLOYD HARBOR, NY 11743BOARD OF MANAGERS OF THE STERLING PLAZA CONDOMINIUM
255 E 49TH ST, GROUND FLOOR
NEW YORK, NY 10017NEW YORK CITY PARKING VIOLATIONS BUREAU
100 CHURCH STREET
NEW YORK, NY 10007

MR. SIU (FIRST NAME REFUSED)
255 E 49TH ST, 16F
NEW YORK, NY 10017

MARC GORDON
255 E 49TH ST, 16F
NEW YORK, NY 10017

SOFIA BALILE, ESQ.
REFEREE
155 WATER ST, STE 311
BROOKLYN, NY 11201

ANY AND ALL OCCUPANTS
255 E 49TH ST 16F
NEW YORK CITY, NY 10017

NEW YORK COUNTY SUPREME COURT
AUCTION CALENDAR CLERK
60 CENTRE STREET
NEW YORK, NY 10007


Christian Zamora

Sworn to before me on this 11th day

of November, 2025


NOTARY PUBLIC

