

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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Wilmington Savings Fund Society, FSB, not in its
individual capacity but solely in its capacity as Owner
Trustee for Cascade Funding Mortgage Trust HB3,

Plaintiff,

-against-

Sally Gentile, as Court Appointed Guardian of Margarite
P. Mackie, deceased, as Heir at Law, Next of Kin and
Distributee of the Estate of Ethel Martin, deceased; Estela
Lane, CWS, as Heir and Distributee of the Estate of Ethel
Martin, deceased; Christine Brewer, LWS, as Heir and
Distributee of the Estate of Ethel Martin, deceased;
Michael E. Carpenter as Guardian ad Litem of the Estate
of Margarite P. Mackie, deceased, as Heir at Law, Next of
Kin and Distributee of the Estate of Ethel Martin,
deceased; Gloria Tann, as Heir and Distributee of the
Estate of Ethel Martin, deceased; Carrie Folsom; Secretary
of Housing and Urban Development, Internal Revenue
Service-United States of America, City of New York
Environmental Control Board, New York State
Department of Taxation and Finance – Tax Compliance
Division – C.O. – ATC, Criminal Court City of New
York, Queens Supreme Court (Kew Gardens), Bombardier
Capital Inc., City of New York Department of
Transportation Parking Violations Bureau, and City of
New York Transit Adjudication Bureau,

Defendants.

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Index No.: 718416/2023

NOTICE OF SALE

Hon. Scott Dunn, J.S.C.

Mortgaged Property:
150-35 120th Avenue
Jamaica, New York 11434

County: Queens

Block-Lot: 12211-51

Pursuant to a Judgment of Foreclosure and Sale dated June 11, 2025 and duly entered in
the above-entitled action in the Queens County Clerk's Office on June 25, 2025 (the
“Judgment”), Solomon Steiman, Esq., the Referee, duly appointed in this action for such
purpose, will sell in one parcel at public auction to be held at Queens County Supreme
Courthouse located at 88-11 Sutphin Boulevard, Jamaica, New York 11435 on October 10, 2025,

at 10:00 a.m., the premises described by said Judgment to be sold and therein described as follows:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of 120th Avenue, formerly known as Cooper Street, distance 220.00 feet westerly from the corner formed by the intersection of the northerly side of 120th Avenue with the westerly side of Baisley Avenue, now known as 153rd Street

RUNNING THENCE northerly and parallel with Baisley Avenue, 95.00 feet;

THENCE westerly and parallel with 120th Avenue, 40.00 feet;

THENCE southerly again parallel with Baisley Avenue, 95.00 feet to the northerly side of 120th Avenue;

THENCE easterly along the said northerly side of 120th Avenue, 40.00 feet to the point of place of BEGINNING.

Excepting therefrom the southerly 5 feet as was acquired by City of New York on July 6, 1932 for courtyard purposes.

Said mortgaged premises being known in the County of Queens, State of New York, as Block 12211 Lot 51, commonly known as 150-35 120th Avenue, Jamaica, NY 11434 and shall be offered as a whole and sold off to the highest bidder under the following terms:

Subject to any facts that an inspection of the premises would disclose; any state of facts that an accurate survey of the premises would show; any covenants, restrictions, declarations, reservations, easements, right of way, and public utility agreements of record; any building and zoning ordinances of the municipality in which the premises is located and possible violations of same; any rights of any tenants or persons in possession of the premises; prior liens of record, if any, except those liens addressed in section 1354 of the Real Property Actions and Proceedings Law; and any equity of redemption of the United States of America to redeem the premises within 120 days from the date of sale.

Subject also to each and every other term of said Judgment and the terms of sale.

The amount due as per the Judgment on the mortgage is the sum of \$612, 941.07, plus interest, and Plaintiff's advances, costs and expenses, all due as per the Judgment.

A copy of the terms of sale can be obtained from Robert J. Malatak, Esq., c/o Windels Marx Lane & Mittendorf, LLP, 156 West 56th Street, New York, New York 10019, telephone (212) 237-1000, attorneys for plaintiff Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Cascade Funding Mortgage Trust HB3.

Dated: New York, New York
August 7, 2025

WINDELS MARX LANE & MITTENDORF, LLP

By: /s/ Robert J. Malatak
Robert J. Malatak
156 West 56th Street
New York, New York 10019
Tel.: (212) 237-1000
Attorneys for Plaintiff

TO: Estate of Ethel Martin
150-35 120th Avenue
Jamaica, New York 11434

Sally Gentile, as Court Appointed Guardian of
Margarite P. Mackie, deceased, as heir at law, next of kin and distributee of the
Estate of Ethel Martin, deceased
11 High Street
Houlton, Maine 04730

Sally Gentile, as Court Appointed Guardian of
Margarite P. Mackie, deceased, as heir at law, next of kin and distributee of the
Estate of Ethel Martin, deceased
168-14 127th Avenue
Apartment 8B
Jamaica, New York 11434

Sally Gentile, as Court Appointed Guardian of
Margarite P. Mackie, deceased, as heir at law, next of kin and distributee of the

Estate of Ethel Martin, deceased
150-35 120th Avenue
Jamaica, NY 11434

Estela Lane, CWS
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Caribou, Maine 04736

Christine Brewer, LWS
11 High Street
Houlton, Maine 04730

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P.O. Box 1406
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Windsor, NC 27983

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Korde & Associates, P.C.
707 Sable Oaks Drive, Suite 250
South Portland, Maine 04106

Secretary of Housing and Urban Development
271 Cadman Plaza East
Brooklyn, New York 11201

Internal Revenue Service-United States of America
271 Cadman Plaza East
Brooklyn, New York 11201

Internal Revenue Service-United States of America
Deer Park Post Office, Carlls Path
Deer Park, New York 11729

City of New York Environmental Control Board
100 Church Street
New York, New York 10007

New York State Department of
Taxation and Finance-Tax Compliance
Division-C.O.-ATC
W.A Harriman State Campus
Building 9
Albany, New York 12227

Criminal Court City of New York

111 Centre Street
New York, New York 10007

Queens Supreme Court (Kew Gardens)
89-17 Sutphin Boulevard
Jamaica, New York 11425

Bombardier Capital Inc.
One Commerce Plaza
99 Washington Avenue
Albany, New York 12231-001

City of New York Department of
Transportation Parking Violations Bureau
100 Church Street
New York, New York 10007

City of New York Transit Adjudication Bureau
130 Livingston Street
Brooklyn, New York 11201

Solomon Steiman, Esq.
75-23 Main Street
Flushing, NY 11367
Referee