

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK

J.P. MORGAN MORTGAGE ACQUISITION CORP., Plaintiff

AGAINST

LYDIA ELLIOTT, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered January 5, 2023, I, the undersigned Referee will sell at public auction at the New York County Courthouse in Room 130, located at 60 Centre Street, New York, NY on June 12, 2024 at 2:15PM, premises known as 107 WEST 132ND STREET, NEW YORK, NY 10027. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, Block 1917, Lot 27. Approximate amount of judgment \$2,460,298.90 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850288/2013. The aforementioned auction will be conducted in accordance with the NEW YORK County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Clark A. Whitsett, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

17-006930

SUPREME COURT STATE OF NEW YORK
COUNTY OF NEW YORK

17-006930
Index No. 850288/2013

AFFIRMATION OF SERVICE BY MAIL

J.P. MORGAN MORTGAGE ACQUISITION CORP., Plaintiff
vs.
LYDIA ELLIOTT, ET AL., Defendant(s)

Cassidy Ertel, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on May 10, 2024, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, 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.

Referee:

Clark A. Whitsett, Esq.
6605 Woodhaven Boulevard
Rego Park, NY 11374

Lydia Elliott
247 West 139th Street
New York, NY 10030

Rafi Hasbani, Esq.
Attorney for Defendant Windward Board, LLC
450 Seventh Ave, Suite 1408
New York, NY 10123

Andre R. Soleil Esq.
Attorney for Defendant The Cherry Tree Corp.
167 Park Ave.
Brooklyn, NY 11205-2278

I affirm on, May 10, 2024 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.



Cassidy Ertel