

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

-----X
MORGAN STANLEY MORTGAGE CAPITAL,

Plaintiff,

-against-

GAIL E. RASHEED; LAURENCE WILLS AKA
LAURENCE OLIVIER WILLS; NEW YORK
CITY ENVIRONMENTAL CONTROL BOARD;
NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE,

Defendants.
-----X

INDEX NO. 704465/2015

NOTICE OF SALE

Mortgage Premises:
110 39 196TH STREET
SAINT ALBANS, NY 11412

PLEASE TAKE NOTICE that the annexed is the Notice of Sale of the premises known as **110-39 196th Street, Saint Albans, NY 11412**, directed to be sold on **March 28, 2025 at 10:00 a.m.**, at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435, in connection with the above captioned foreclosure action.

Dated: February 12, 2025
New York, New York

GREENSPOON MARDER LLP
Attorneys for Plaintiff

By: /s/ Eileen Martinez
Eileen Martinez, Esq.
1345 Avenue of the Americas, Suite 2200
New York, NY 10105
P: 212.524.5000

Copies to:

ANTHONY L. MASCOLO, ESQ., ATTORNEY FOR GAIL E. RASHEED
123-60 83RD AVENUE, SUITE IV
KEW GARDENS, NY 11415

LAURENCE WILLS AKA LAURENCE OLIVIER WILLS
16833 HIGHLAND AVENUE
JAMAICA, NY 11432

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
C/O NEW YORK CITY DEPARTMENT OF FINANCE
66 JOHN STREET, ROOM 104
NEW YORK, NY 10038

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
ATTN: OFFICE OF COUNSEL
BUILDING 9
W A HARRIMAN CAMPUS
ALBANY, NY 11788

LAMONT BAILEY, ESQ.
COURT APPOINTED REFEREE
186-17 MERRICK BOULEVARD, SUITE 102
SPRINGFIELD GARDENS, NY 11413

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, MORGAN STANLEY MORTGAGE CAPITAL, Plaintiff, vs. GAIL E. RASHEED, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on December 18, 2024, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on March 28, 2025 at 10:00 a.m., premises known as 110-39 196th Street, Saint Albans, NY 11412. 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, Block 10936 and Lot 205. Approximate amount of judgment is \$879,062.40 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #704465/2015. For sale information, please visit Auction.com at www.Auction.com [auction.com] or call (800) 280-2832.

Lamont Bailey, Esq., Referee

Greenspoon Marder, 1345 Avenue of the Americas, Suite 2200, New York, NY 10105, Attorneys for Plaintiff