

LEGAL POSTPONEMENT NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A, Plaintiff, vs. ALTHEA LUMPRESS-NELSON AS HEIR AT LAW AND NEXT OF KIN OF FELICIA WHEELER, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on May 9, 2023, and Order Appointing Substitute Referee entered on June 13, 2024, I, the undersigned Referee will sell at public auction at Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, New York 11201 on October 3, 2024, at 2:30 PM, premises known as 917 ASHFORD STREET, BROOKLYN, NY 11207. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of KINGS, City and State of New York, Block: 4381, Lot: 142. Approximate amount of judgment is \$689,740.24 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 510789/2015. Sale was previously scheduled on September 5, 2024.

All parties are to comply with the 2nd Judicial District's COVID-19 Policies concerning Public Auctions of foreclosed properties. These policies, along with the Kings County Foreclosure Auction Rules, can be found on the Kings Supreme Court - Civil Term

Website:<https://ww2.nycourts.gov/courts/2jd/kings/civil/KingsCivilSupremeRules.shtml#generalforeclosure>

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.

M. RANDOLPH JACKSON, Esq., Referee

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

Schedule A

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the Easterly side of Ashford Street, distant 83 feet Northerly from the corner formed by the intersection of the Easterly side of Ashford Street and the Northerly side of Wortman Avenue;

THENCE Easterly parallel with Wortman Avenue and part of the distance through a party wall, 100 feet;

THENCE Northerly parallel with Ashford Street, 18 feet;

THENCE Westerly parallel with Wortman Avenue and part of the distance through a party wall, 100 feet to the Easterly side of Ashford Street;

THENCE Southerly along said Easterly side of Ashford Street, 18 feet to the point or place of BEGINNING.

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THERESA ALEXANDER AS HEIR AT LAW AND NEXT OF KIN OF FELICIA WHEELER
917 ASHFORD STREET
BROOKLYN, NY 11207

THERESA ALEXANDER AS HEIR AT LAW AND NEXT OF KIN OF FELICIA WHEELER
2505 BEDFORD AVENUE, SPT #3B
BROOKLYN, NY 11226

CATHERINE M. CALDORON
23 MILLHOUSE AVENUE
RANDOLPH, MA 02638

NEW YORK CITY PARKING VIOLATIONS BUREAU
100 CHURCH STREET, 1ST FLOOR
NEW YORK, NY 10007

NEW YORK CITY TRANSIT ADJUDICATION BUREAU
130 LIVINGSTON STREET
BROOKLYN, NY 11201

LAUNCH DEVELOPMENT LLC
99 WASHINGTON AVENUE
ALBANY, NY

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 CHURCH STREET, 1ST FLOOR
NEW YORK, NY 10007

“JANE” WHEELER
917 ASHFORD STREET
BROOKLYN, NY 11207

“JOHN” WHEELER
917 ASHFORD STREET
BROOKLYN, NY 11207

FELICIA “DOE”
917 ASHFORD STREET
BROOKLYN, NY 11207

“JOHN” BEAMAN
917 ASHFORD STREET
BROOKLYN, NY 11207

“JANE” BEAMAN
917 ASHFORD STREET
BROOKLYN, NY 11207

“JOHN” CALDERSON
917 ASHFORD STREET
BROOKLYN, NY 11207

MARY “DOE”
917 ASHFORD STREET
BROOKLYN, NY 11207

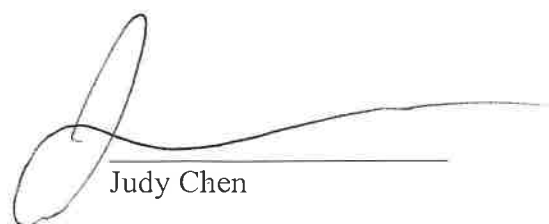
ALAN J. FIRESTONE, ESQ.
GUARDIAN AD LITEM AND MILITARY ATTORNEY FOR
DEFENDANTS, THE UNKNOWN HEIRS OF FELICA WHEELER
1110 SOUTH AVENUE, SUITE 63
STATEN ISLAND, NY 10314

TRAVIS DANIEL
917 ASHFORD STREET
BROOKLYN, NY 11207

OCCUPANTS
917 ASHFORD STREET
BROOKLYN, NY 11207

M. RANDOPH JACKSON, ESQ
REFEREE
8 WEST 38TH STREET, SUITE 1002
NEW YORK, NY 10018

KINGS COUNTY SUPREME COURT
AUCTION CALENDER CLERK
360 ADAMS STREET
BROOKLYN, NY 11201



Judy Chen

Sworn to before me on this 10th day

of September, 2024



NOTARY PUBLIC

HUIYUAN ZHANG
Notary Public, State of New York
Reg. No. 01ZH0009243
Qualified in Suffolk County
Commission Expires 06/07/2027