

NOTICE OF SALE
SUPREME COURT - COUNTY OF QUEENS

LYONS MORTGAGE SERVICES, INC.,
Plaintiff,

Against

MARIA I. MERCADO A/K/A MARIA ISABEL MERCADO AS HEIR AT LAW AND NEXT
OF KIN TO GRACIELA M. GUTIERREZ A/K/A GRACE GUTIERREZ; JOHN BERNARD
GUTIERREZ AS HEIR AT LAW AND NEXT OF KIN TO JOHN F. GUTIERREZ A/K/A
JOHN FRANCISCO GUTIERREZ, AS HEIR AT LAW AND NEXT OF KIN TO GRACIELA
M. GUTIERREZ A/K/A GRACE GUTIERREZ A/K/A GRACIELA MARTA GUTIERREZ;
JOHN DOE AND JANE DOE 1 THROUGH 50, et al,
Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 12/11/2024, I, the undersigned
Referee, will sell at public auction, at Queens County Supreme Courthouse located at 88-11
Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25, on 4/18/2025 at
10:00AM, premises known as 78-32 68th Avenue, Middle Village, New York 11379 A.K.A. 78-
32 68th Avenue, Flushing, NY 11379, And Described As Follow:

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 3779 Lot 20

The approximate amount of the current Judgment lien is \$686,374.95 plus interest and costs.
The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and
Sale; Index # 724486/2022

Jjais A. Forde, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 MIDLAND AVENUE, SUITE 205, PORT
CHESTER, NY 10573

Dated: 2/26/25 File Number: 17-302235 MB

SUPREME COURT THE STATE OF NEW YORK:
COUNTY OF QUEENS

-----X
LYONS MORTGAGE SERVICES, INC.,

Index No: 724486/2022

Plaintiff.

NOTICE OF SALE

-against-

MARIA I. MERCADO A/K/A MARIA ISABEL MERCADO AS HEIR AT LAW AND NEXT OF KIN TO GRACIELA M. GUTIERREZ A/K/A GRACE GUTIERREZ; JOHN BERNARD GUTIERREZ AS HEIR AT LAW AND NEXT OF KIN TO JOHN F. GUTIERREZ A/K/A JOHN FRANCISCO GUTIERREZ, AS HEIR AT LAW AND NEXT OF KIN TO GRACIELA M. GUTIERREZ A/K/A GRACE GUTIERREZ A/K/A GRACIELA MARTA GUTIERREZ; JOHN DOE AND JANE DOE 1 THROUGH 50, INTENDING TO BE THE UNKNOWN HEIRS, DISTRIBUTEES, DEVISEES, GRANTEES, TRUSTEES, LIENORS, CREDITORS, AND ASSIGNEES OF THE ESTATE OF JOHN F. GUTIERREZ A/K/A JOHN FRANCISCO GUTIERREZ, AS HEIR AT LAW AND NEXT OF KIN TO GRACIELA M. GUTIERREZ A/K/A GRACE GUTIERREZ A/K/A GRACIELA MARTA GUTIERREZ, WHO WAS BORN IN 1956 AND DIED ON JANUARY 16, 2022, A RESIDENT OF SOUTH CAROLINA, WHOSE LAST KNOWN ADDRESS WAS 1294 TABERNACLE CHURCH ROAD, MC BEE, SOUTH CAROLINA 29101, THEIR SUCCESSORS IN INTEREST IF ANY OF THE AFORESAID DEFENDANTS BE DECEASED, THEIR RESPECTIVE HEIRS AT LAW, NEXT OF KIN, AND SUCCESSORS IN INTEREST OF THE AFORESAID CLASSES OF PERSON, IF THEY OR ANY OF THEM BE DEAD, AND THEIR RESPECTIVE HUSBANDS, WIVES OR WIDOWS, IF ANY, ALL OF WHOM AND WHOSE NAMES AND PLACES, ARE UNKNOWN TO PLAINTIFF; JOHN DOE AND JANE DOE 1 THROUGH 50, INTENDING TO BE THE UNKNOWN HEIRS, DISTRIBUTEES,

DEVISEES, GRANTEES, TRUSTEES, LIENORS, CREDITORS, AND ASSIGNEES OF THE ESTATE OF LOUIS GUTIERREZ, AS HEIR AT LAW AND NEXT OF KIN TO GRACIELA M. GUTIERREZ A/K/A GRACE GUTIERREZ A/K/A GRACIELA MARTA GUTIERREZ, WHO WAS BORN IN 1964 AND DIED ON MARCH 23, 2014, A RESIDENT OF QUEENS COUNTY, WHOSE LAST KNOWN ADDRESS WAS 78-32 68TH AVENUE, MIDDLE VILLAGE A/K/A FLUSHING, NEW YORK 11379, THEIR SUCCESSORS IN INTEREST IF ANY OF THE AFORESAID DEFENDANTS BE DECEASED, THEIR RESPECTIVE HEIRS AT LAW, NEXT OF KIN, AND SUCCESSORS IN INTEREST OF THE AFORESAID CLASSES OF PERSON, IF THEY OR ANY OF THEM BE DEAD, AND THEIR RESPECTIVE HUSBANDS, WIVES OR WIDOWS, IF ANY, ALL OF WHOM AND WHOSE NAMES AND PLACES, ARE UNKNOWN TO PLAINTIFF; JOHN DOE AND JANE DOE 1 THROUGH 50, INTENDING TO BE THE UNKNOWN HEIRS, DISTRIBUTEES, DEVISEES, GRANTEES, TRUSTEES, LIENORS, CREDITORS, AND ASSIGNEES OF THE ESTATE OF GRACIELA M. GUTIERREZ A/K/A GRACE GUTIERREZ A/K/A GRACIELA MARTA GUTIERREZ, WHO WAS BORN IN 1963 AND DIED ON JUNE 12, 2021, A RESIDENT OF QUEENS COUNTY, WHOSE LAST KNOWN ADDRESS WAS 78-32 68TH AVENUE, MIDDLE VILLAGE A/K/A FLUSHING, NEW YORK 11379, THEIR SUCCESSORS IN INTEREST IF ANY OF THE AFORESAID DEFENDANTS BE DECEASED, THEIR RESPECTIVE HEIRS AT LAW, NEXT OF KIN, AND SUCCESSORS IN INTEREST OF THE AFORESAID CLASSES OF PERSON, IF THEY OR ANY OF THEM BE DEAD, AND THEIR RESPECTIVE HUSBANDS, WIVES OR WIDOWS, IF ANY, ALL OF WHOM AND WHOSE NAMES AND PLACES, ARE UNKNOWN TO PLAINTIFF; NEW YORK CITY ENVIRONMENTAL CONTROL

BOARD; NEW YORK CITY PARKING
VIOLATIONS BUREAU; NEW YORK CITY
TRANSIT ADJUDICATION BUREAU;
UNITED STATES ATTORNEY'S OFFICE FOR
DISTRICT OF COLUMBIA; NEW YORK
STATE DEPARTMENT OF TAXATION AND
FINANCE; UNITED STATES OF AMERICA
O/B/O INTERNAL REVENUE SERVICE;
OFFICE OF THE CITY REGISTER OF THE
CITY OF NEW YORK, QUEENS COUNTY

Defendants.

-----X

TAKE NOTICE that the within is a true copy of a Notice of Sale for 78-32 68th

Avenue, Middle Village a/k/a Flushing, New York 11379 in QUEENS County.

McCABE, WEISBERG & CONWAY, LLC

Dated: March 19, 2025
Melville, NY

By: _____

GEORGE FRANKE, ESQ.
Attorneys for Plaintiff
One Huntington Quadrangle, Suite 4N25
Melville, NY 11747
(631) 812-4084
(855) 845-2584 facsimile

To:

New York State Department of Taxation and Finance
WA Harriman Campus, Building 9
Albany, New York 12227

MARIA I. MERCADO A/K/A MARIA ISABEL MERCADO AS HEIR AT LAW AND NEXT
OF KIN TO GRACIELA M.
GUTIERREZ A/K/A GRACE GUTIERREZ
511 OAKDALE DRIVE
HARTSVILLE, SOUTH CAROLINA 29550

JOHN BERNARD GUTIERREZ AS HEIR AT LAW AND NEXT OF KIN TO JOHN F.
GUTIERREZ A/K/A JOHN FRANCISCO
GUTIERREZ, AS HEIR AT LAW AND NEXT OF KIN TO GRACIELA M. GUTIERREZ
A/K/A GRACE GUTIERREZ A/K/A
GRACIELA MARTA GUTIERREZ
1294 TABERNACLE CHURCH ROAD
MC BEE, SOUTH CAROLINA 29101

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 CHURCH STREET
NEW YORK, NEW YORK 10007

NEW YORK CITY PARKING VIOLATIONS BUREAU
100 CHURCH STREET
NEW YORK, NEW YORK 10007

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

UNITED STATES ATTORNEY'S OFFICE FOR DISTRICT OF COLUMBIA
271 CADMAN PLAZA
BROOKLYN, NY 11201

BERNARD J. TORDESILLAS , ESQ.
ATTORNEY FOR THE DEFENDANT NEW YORK CITY ENVIRONMENTAL CONTROL
BOARD
375 PEARL STREET -30TH FLOOR
NEW YORK, NEW YORK 10038
VIA NYSCEF

UNITED STATES OF AMERICA O/B/O INTERNAL REVENUE SERVICE
271 CADMAN PLAZA
BROOKLYN, NY 11201

OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK, QUEENS COUNTY
100 CHURCH STREET
NEW YORK, NEW YORK 10007

TANYA HOBSON-WILLIAMS, ESQ.
APPOINTED GUARDIAN AD LITEM
8701 MIDLAND PARKWAY
JAMAICA, NY 11432

Jjais A. Forde, Esq., Referee
814 W. Merrick Road
Valley Stream, New York 11580

Index No. 724486/2022

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS**

LYONS MORTGAGE SERVICES, INC.,

PLAINTIFF,

-AGAINST-

MARIA I. MERCADO A/K/A MARIA ISABEL MERCADO AS
HEIR AT LAW AND NEXT OF KIN TO GRACIELA M.
GUTIERREZ A/K/A GRACE GUTIERREZ; JOHN BERNARD
GUTIERREZ AS HEIR AT LAW AND NEXT OF KIN TO JOHN F.
GUTIERREZ A/K/A JOHN FRANCISCO GUTIERREZ, AS HEIR AT
LAW AND NEXT OF KIN TO GRACIELA M. GUTIERREZ A/K/A
GRACE GUTIERREZ A/K/A GRACIELA MARTA GUTIERREZ;
JOHN DOE AND JANE DOE 1 THROUGH 50, INTENDING TO BE
THE UNKNOWN HEIRS, DISTRIBUTEES, DEVISEES,
GRANTEES, TRUSTEES, LIENORS, CREDITORS, AND
ASSIGNEES OF THE ESTATE OF JOHN F. GUTIERREZ A/K/A
JOHN FRANCISCO GUTIERREZ, AS HEIR AT LAW AND NEXT
OF KIN TO GRACIELA M. GUTIERREZ A/K/A GRACE
GUTIERREZ A/K/A GRACIELA MARTA GUTIERREZ, WHO
WAS BORN IN 1956 AND DIED ON JANUARY 16, 2022, A
RESIDENT OF SOUTH CAROLINA, WHOSE LAST KNOWN
ADDRESS WAS 1294 TABERNACLE CHURCH ROAD, MC BEE,
SOUTH CAROLINA 29101, THEIR SUCCESSORS IN INTEREST IF
ANY OF THE AFORESAID DEFENDANTS BE DECEASED,
THEIR RESPECTIVE HEIRS AT LAW, NEXT OF KIN, AND
SUCCESSORS IN INTEREST
OF THE AFORESAID CLASSES OF PERSON, IF THEY OR ANY
OF THEM BE DEAD, AND THEIR RESPECTIVE HUSBANDS,
WIVES OR WIDOWS, IF ANY, ALL OF WHOM AND WHOSE
NAMES AND PLACES, ARE UNKNOWN TO PLAINTIFF; JOHN
DOE AND JANE DOE 1 THROUGH 50, INTENDING TO BE THE
UNKNOWN HEIRS, DISTRIBUTEES, DEVISEES, GRANTEES,
TRUSTEES, LIENORS, CREDITORS, AND ASSIGNEES OF THE
ESTATE OF LOUIS GUTIERREZ, AS HEIR AT LAW AND NEXT
OF KIN TO GRACIELA M. GUTIERREZ A/K/A GRACE
GUTIERREZ A/K/A GRACIELA MARTA GUTIERREZ, WHO WAS
BORN IN 1964 AND DIED ON MARCH 23, 2014, A RESIDENT OF
QUEENS COUNTY, WHOSE LAST KNOWN ADDRESS WAS 78-
32 68TH AVENUE, MIDDLE VILLAGE A/K/A FLUSHING, NEW
YORK 11379, THEIR SUCCESSORS IN INTEREST IF ANY OF
THE AFORESAID DEFENDANTS BE DECEASED, THEIR
RESPECTIVE HEIRS AT LAW, NEXT OF KIN, AND

SUCCESSORS IN INTEREST OF THE AFORESAID CLASSES OF PERSON, IF THEY OR ANY OF THEM BE DEAD, AND THEIR RESPECTIVE HUSBANDS, WIVES OR WIDOWS, IF ANY, ALL OF WHOM AND WHOSE NAMES AND PLACES, ARE UNKNOWN TO PLAINTIFF; JOHN DOE AND JANE DOE 1 THROUGH 50, INTENDING TO BE THE UNKNOWN HEIRS, DISTRIBUTEES, DEVISEES, GRANTEEES, TRUSTEES, LIENORS, CREDITORS, AND ASSIGNEES OF THE ESTATE OF GRACIELA M. GUTIERREZ A/K/A GRACE GUTIERREZ A/K/A GRACIELA MARTA GUTIERREZ, WHO WAS BORN IN 1963 AND DIED ON JUNE 12, 2021, A RESIDENT OF QUEENS COUNTY, WHOSE LAST KNOWN ADDRESS WAS 78-32 68TH AVENUE, MIDDLE VILLAGE A/K/A FLUSHING, NEW YORK 11379, THEIR SUCCESSORS IN INTEREST IF ANY OF THE AFORESAID DEFENDANTS BE DECEASED, THEIR RESPECTIVE HEIRS AT LAW, NEXT OF KIN, AND SUCCESSORS IN INTEREST OF THE AFORESAID CLASSES OF PERSON, IF THEY OR ANY OF THEM BE DEAD, AND THEIR RESPECTIVE HUSBANDS, WIVES OR WIDOWS, IF ANY, ALL OF WHOM AND WHOSE NAMES AND PLACES, ARE UNKNOWN TO PLAINTIFF; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; NEW YORK CITY PARKING VIOLATIONS BUREAU; NEW YORK CITY TRANSIT ADJUDICATION BUREAU; UNITED STATES ATTORNEY'S OFFICE FOR DISTRICT OF COLUMBIA; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA O/B/O INTERNAL REVENUE SERVICE; OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK, QUEENS COUNTY

DEFENDANTS.

NOTICE OF SALE

McCABE, WEISBERG & CONWAY, LLC
Attorneys for PLAINTIFF
One Huntington Quadrangle, Suite 4N25
Melville, NY 11747
(631) 812-4084
(855) 845-2584 facsimile
