

NOTICE OF SALE
SUPREME COURT - COUNTY OF QUEENS

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR ACE SECURITIES
CORP., HOME EQUITY LOAN TRUST, SERIES 2007-HE4

Plaintiff,

Against

PHILIP OKAFOR, if living, and if dead, the respective heirs at law, next of kin, distributees, executors, administrators, trustees, devisees, legatees, assignors, lienors, creditors and successors in interest and generally all persons having or claiming under, by or through said defendant who may be deceased, by purchase, inheritance, lien or otherwise of any right, title or interest in and to the premises described in the complaint herein, and their respective husbands, wives or window, if any, and each and every person not specifically named who may be entitled to or claim to have any right, title or interest in the property described in the verified complaint; et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 10/16/2024, I, the undersigned Referee, will sell at public auction, in the Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25, on 1/24/2025 at 10:00AM, premises known as 142-27 122 Avenue, Jamaica, New York 11436, And 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.

Block 12037 Lot 140

The approximate amount of the current Judgment lien is \$891,182.45 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 703811/2015

Lawrence M. Litwack, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 12/10/2024 File Number: 14-309724 CA

SUPREME COURT THE STATE OF NEW YORK:
COUNTY OF QUEENS

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HSBC BANK USA, NATIONAL
ASSOCIATION AS TRUSTEE FOR ACE
SECURITIES CORP., HOME EQUITY LOAN
TRUST, SERIES 2007-HE4,

Index No: 703811/2015

NOTICE OF SALE

Plaintiff.

-against-

PHILIP OKAFOR, if living, and if dead, the
respective heirs at law, next of kin, distributees,
executors, administrators, trustees, devisees,
legatees, assignors, lienors, creditors and
successors in interest and generally all persons
having or claiming under, by or through said
defendant who may be deceased, by purchase,
inheritance, lien or otherwise of any right, title or
interest in and to the premises described in the
complaint herein, and their respective husbands,
wives or window, if any, and each and every
person not specifically named who may be
entitled to or claim to have any right, title or
interest in the property described in the verified
complaint; all of whom and whose names and
places of residence unknown, and cannot after
diligent inquiry be ascertained by the Plaintiff,
NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE, UNITED
STATES OF AMERICA O/B/O INTERNAL
REVENUE SERVICE, KALIMA JOHNSON,
SHAQUANNA JOHNSON, KISHA
JOHNSON, GEORGE DIXON, TERRENCE
WALLACE, LAWRENCE PITTS,
JACQUELINE BERRY,

Defendants.

-----X

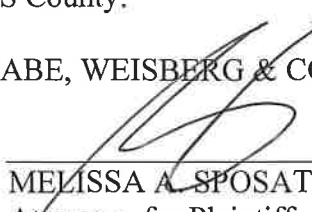
TAKE NOTICE that the within is a true copy of a Notice of Sale for 142-27 122

Avenue, Jamaica, New York 11436 in QUEENS County.

McCABE, WEISBERG & CONWAY, LLC

Dated: December 27, 2024
Melville, NY

By:


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

To:
MICHELE AUGUSTA BAPTISTE, ESQ.
GUARDIAN AD LITEM AND MILITARY ATTORNEY FOR PHILIP OKAFOR, ETC.
1225 FRANKLIN AVENUE, STE 325
GARDEN CITY, NY 11530

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
DEFENDANT
W.A. HARRIMAN STATE CAMPUS
BUILDING 9
ALBANY, NY 12212

UNITED STATES OF AMERICA O/B/O INTERNAL REVENUE SERVICE
DEFENDANT
271 CADMAN PLAZA
BROOKLYN, NY 11212

GEORGE DIXON
DEFENDANT
142-27 122 AVENUE, 2ND FLOOR
JAMAICA, NY 11436

SHAQUANNA JOHNSON
DEFENDANT
142-27 122 AVENUE, 1ST FLOOR
JAMAICA, NY 11436

LAWRENCE PITTS
DEFENDANT
142-27 122 AVENUE, 2D FLOOR
JAMAICA, NY 11436

JACQUELINE BERRY
DEFENDANT
142-27 122 AVENUE, 2D FLOOR
JAMAICA, NY 11436

KALIMA JOHNSON
DEFENDANT
142-27 122 AVENUE, 1ST FLOOR
JAMAICA, NY 11436

KISHA JOHNSON
DEFENDANT
142-27 122 AVENUE, 1ST FLOOR
JAMAICA, NY 11436

TERRENCE WALLACE
DEFENDANT
142-27 122 AVENUE, 2D FLOOR
JAMAICA, NY 11436

Lawrence M. Litwack, Referee
42-40 Bell Boulevard - Suite 500
Bayside, New York 11361

Index No. 703811/2015

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COUNTY OF QUEENS**

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR
ACE SECURITIES CORP., HOME EQUITY LOAN TRUST, SERIES
2007-HE4,

PLAINTIFF,

-AGAINST-

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next of kin, distributees, executors, administrators, trustees, devisees,
legatees, assignors, lienors, creditors and successors in interest and
generally all persons having or claiming under, by or through said
defendant who may be deceased, by purchase, inheritance, lien or
otherwise of any right, title or interest in and to the premises described
in the complaint herein, and their respective husbands, wives or
window, if any, and each and every person not specifically named who
may be entitled to or claim to have any right, title or interest in the
property described in the verified complaint; all of whom and whose
names and places of residence unknown, and cannot after diligent
inquiry be ascertained by the Plaintiff, NEW YORK STATE
DEPARTMENT OF TAXATION AND FINANCE, UNITED STATES
OF AMERICA O/B/O INTERNAL REVENUE SERVICE, KALIMA
JOHNSON, SHAQUANNA JOHNSON, KISHA JOHNSON, GEORGE
DIXON, TERRENCE WALLACE, LAWRENCE PITTS,
JACQUELINE BERRY,

DEFENDANTS.

NOTICE OF SALE

McCABE, WEISBERG & CONWAY, LLC
Attorneys for PLAINTIFF
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