

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

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 WILMINGTON SAVING FUND SOCIETY, FSB, AS
 TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A,
 Plaintiff,

Index No.: 721436/2019

-against-

TERRANCE MANN, HEIR AT LAW AND DISTRIBUTE TO
 THE ESTATE OF DOROTHY J. BILLUE a/k/a DOROTHY
 BILLUE a/k/a BERTHA BILLER; JAMEL LLOYD, HEIR AT
 LAW AND DISTRIBUTE TO THE ESTATE OF DOROTHY
 J. BILLUE a/k/a DOROTHY BILLUE a/k/a BERTHA BILLER;
 ANY UNKNOWN HEIRS AT LAW AND DISTRIBUTEES TO
 THE ESTATE OF DOROTHY J. BILLUE a/k/a DOROTHY
 BILLUE a/k/a BERTHA BILLER; SECRETARY OF HOUSING
 AND URBAN DEVELOPMENT; NEW YORK STATE
 DEPARTMENT OF TAXATION AND FINANCE-TAX
 COMPLIANCE DIVISION – C.O. – ATC; UNITED STATES
 OF AMERICA – DEPARTMENT OF TREASURY; PAULINE
 WATSON;

NOTICE OF SALE

Defendants.

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SIRS:

Pursuant to a Judgment of Foreclosure and Sale in the above-entitled action dated November 12, 2024 and entered herein November 18, 2024 LOIS M. VITTI ESQ., the Referee named in said Judgment, will sell in one parcel at public auction on the 7th day of FEBRUARY, 2025 at 10:00 AM, the premises directed by said Judgment to be sold at public at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY. Said premises is commonly known as, 130-21/130-23 158TH STREET A/K/A 13021/13023 158TH STREET, JAMAICA, NY 11434.

SEE ATTACHED SCHEDULE “A”

The approximate amount of the Judgment is \$510,796.02 plus interest thereon from July 2, 2024 together with costs, allowances, attorney’s fees and expenses of sale as awarded by the Court in said Judgment.

Dated: January 24, 2025
 White Plains, New York

LOIS M. VITTI, Esq.
 Referee

KOSTERICH & SKEETE, LLC



Attorneys for Plaintiff
707 Westchester Ave, Suite 302
White Plains, New York 10604
914-395-0055

**SCHEDULE A****DESCRIPTION OF MORTGAGED PREMISES****Title No. 101-10106434-2**

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, bounded and described as follows:

BEGINNING at a point on the Easterly side of 158th Street, 60 feet wide, distant 46 feet Northerly from the corner formed by the intersection of the Easterly side of 158th Street with the Northerly side of 132nd Avenue, 60 feet wide;

RUNNING THENCE Easterly on a line at right angle to the Easterly side of 158th Street, 100.30 feet;

THENCE in a Northwesterly direction on a line forming an interior angle of 73 degrees, 43 minutes 17 seconds with the last mentioned course, a distance of 45.84 feet;

THENCE Westerly on a line at right angles to the Easterly side of the 158th Street, 87.45 feet to the Easterly side of 158th Street;

THENCE Southerly along the Easterly side of 158th Street 44 feet to the point or place of BEGINNING.

SUPREME COURT - COUNTY OF QUEENS.

WILMINGTON SAVING FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A, Plaintiff -against- TERRANCE MANN, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated November 12, 2024 and entered on November 18, 2024, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY on February 7, 2025 at 10:00 a.m. premises situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the Easterly side of 158th Street, distant 46 feet Northerly from the corner formed by the intersection of the Easterly side of 158th Street with the Northerly side of 132nd Avenue; being a plot 100.30 feet by 45.84 feet by 87.45 feet by 44 feet. Block: 12273 Lot: 72

Said premises known as 130-21/130-23 158TH STREET A/K/A 13021/13023 158TH STREET, JAMAICA, NY 11434

Approximate amount of lien \$510,796.02 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 721436/2019.

LOIS M. VITTI, ESQ., Referee

Kosterich & Skeete, LLC

Attorney(s) for Plaintiff

707 Westchester Ave, Suite 302, White Plains, NY 10604

{* QUEENS CHR*}