

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, BANK OF AMERICA, N.A., Plaintiff, vs.
SURESHWARIE ACKREE, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 8, 2023, I, the undersigned Referee will sell at public auction at the on the second floor in Courtroom 25 of Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY 11435, on March 7, 2025, at 10:00 AM, premises known as 89-35 127TH STREET, RICHMOND HILL, NY 11418. 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 and State of New York, Block: 9354, Lot: 42. Approximate amount of judgment is \$525,173.94 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 723031/2021.

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.

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

([https://www.nycourts.gov/LegacyPDFS/COURTS/11jd/supreme/civilterm/partrules/Foreclosure Auction Rules.pdf](https://www.nycourts.gov/LegacyPDFS/COURTS/11jd/supreme/civilterm/partrules/Foreclosure_Auction_Rules.pdf))

STEPHANIE GOLDSTONE, Esq., Referee

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

Intracoastal Abstract Co., Inc.

Search No.:
State NEW YORK
Town/City: Richmond Hill
County Queens
Tax Designation Block 9354 Lot 42
Street No.: 89-35 127th Street, Richmond Hill, N.Y.

**SCHEDULE A
DESCRIPTION OF PREMISES**

ALL that certain plot, piece or parcel of land with the building and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, known and designated on a certain map entitled "Map of Woods Addition to Morris Park, Queens County, Long Island, surveyed 4-10-1890 by Walter Meserole, C.E. & C.S., which said map was filed 10-7-1890 as Map No. 172, in the Office of the Clerk of the County of Queens, as and by the Lot Number 157 and the Southerly half of Lot Number 158, in Block Number 4, as laid down on said map being more particularly bounded and described as follows:

BEGINNING at a point on the Easterly side of Grant Street (now 127th Street) as laid down on said map, 155 feet Northerly from the corner formed by the intersection of the Northerly side of Fulton Street (now known as 91st Avenue) and the Easterly side of Grant Street (now known as 127th Street) as said streets are laid down on aforementioned map;

RUNNING THENCE Easterly and parallel with Fulton Street, 100 feet;

RUNNING THENCE Northerly and parallel with Grant Street, 30 feet;

THENCE Westerly again parallel with said Fulton Street, 100 feet to the Easterly side of Grant Street;

RUNNING THENCE Southerly along the Easterly side of Grant Street, 30 feet to the point or place of BEGINNING.

Premises also known as 89-35 127th Street, Richmond Hill, NY 11418