

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

-----X
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS
TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A
C/O CARRINGTON MORTGAGE SERVICES, LLC
Plaintiff,

Index No.: 726263/2023

-against-

AKEEM JEFFERSON AS ADMINISTRATOR OF THE
ESTATE OF DAWN KITT, NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD, "JANE" SHAW
(FIRST NAME REFUSED), HAKEEM JOHNSON
Defendants.

NOTICE OF SALE

SIRS:

Pursuant to a Judgment of Foreclosure and Sale in the above-entitled action dated
December 5, 2024 and entered herein December 10, 2024, JAMES S. YOH, ESQ., the Referee
named in said Judgment, will sell in one parcel at public auction on the 7th day of FEBRUARY,
2025 at 11:00 AM, the premises directed by said Judgment to be sold at public auction at the
Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY.
Said premises is commonly known as, 14739 231ST STREET, ROSEDALE, NY 11413.


SEE ATTACHED SCHEDULE "A"

The approximate amount of the Judgment is \$1,470,992.03 plus interest thereon from
July 31, 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

James S. Yoh, 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. 101-10006050

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 231st Street, distant 376.73 feet southerly from the corner formed by the intersection of the easterly side of 231st Street with the southerly side of 147th Avenue;

RUNNING THENCE easterly at right angles to the easterly side of 231st Street, 100 feet;

RUNNING THENCE southerly parallel with the easterly side of 231st Street, 40 feet;

RUNNING THENCE westerly again at right angles to the easterly side of 231st Street, 100 feet to the easterly side of 231st Street;

RUNNING THENCE northerly along the easterly side of 231st Street, 40 feet to the point or place of BEGINNING.

SUPREME COURT - COUNTY OF QUEENS.

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A C/O CARRINGTON MORTGAGE SERVICES LLC, Plaintiff -against- AKEEM JEFFERSON AS ADMINISTRATOR OF THE ESTATE OF DAWN KITT, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated December 5, 2024 and entered on December 10, 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 11:00 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 231st Street, distant 376.73 feet southerly from the corner formed by the intersection of the easterly side of 231st Street with the southerly side of 147th Avenue;

being a plot 100 feet by 40 feet by 100 feet by 40 feet. Block: 13712 Lot: 61

Said premises known as 14739 231ST STREET, ROSEDALE, NY 11413

Approximate amount of lien \$1,470,992.03 plus interest & costs.

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

Index Number 726263/2023.

JAMES S. YOH, ESQ., Referee

Kosterich & Skeete, LLC

Attorney(s) for Plaintiff

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

{* Queens Daily Eagle*}