

SUPREME COURT THE STATE OF NEW YORK:
COUNTY OF QUEENS

-----X
BAYVIEW LOAN SERVICING, LLC,

Index No: 700033/2022

Plaintiff.

NOTICE OF SALE

-against-

SONA GOUNDEN
MR. GOUNDEN

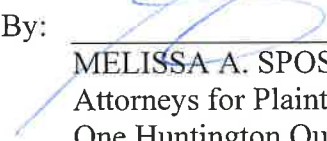
Defendant.

-----X

TAKE NOTICE that the within is a true copy of a Notice of Sale for 152 Broadway,
Howard Beach, New York 114140000 in QUEENS County.

McCABE, WEISBERG & CONWAY, LLC

Dated: May 12, 2025
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:
RAYMOND D RADOW, ESQ.
1010 Northern Blvd 304
Great Neck, New York 11021
ATTORNEY FOR DEFENDANT SONA GOUNDEN

MR. GOUNDEN
152 BROADWAY
HOWARD BEACH, NY 11414

Joseph F. DeFelice, Esq., Referee
12510 Queens Blvd, Suite 302
Kew Gardens, New York 11415

NOTICE OF SALE
SUPREME COURT - COUNTY OF QUEENS

BAYVIEW LOAN SERVICING, LLC

Plaintiff,

Against

SONA GOUNDEN; et al.

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 03/07/2025, I, the undersigned Referee, will sell at public auction, at the Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25, on 6/6/2025 at 10:00AM, premises known as 152 Broadway, Howard Beach, New York 11414 and Broadway, Howard Beach, New York 11414, 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 in the Borough and County of Queens, City and State of New York.

Block 14228 Lot 760 And 762.

The approximate amount of the current Judgment lien is \$747,476.66 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 700033/2022

Joseph F. DeFelice, Esq., Referee.

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

Dated: 4/7/2025 File Number: 120-1119 CA

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

-----X
BAYVIEW LOAN SERVICING, LLC,

Plaintiff,

-against-

INDEX NO: 700033/2022

SONA GOUNDEN
MR. GOUNDEN

Defendant.

AFFIRMATION OF SERVICE

-----X
STATE OF NEW YORK
COUNTY OF SUFFOLK

I, Christina Hussey affirm this ^{Bm} day of May 2025, under the penalties of perjury, under the laws of New York State, which may include a fine or imprisonment, that the foregoing is true and correct, and I understand that this document may be filed in an action or proceeding in a court of law.

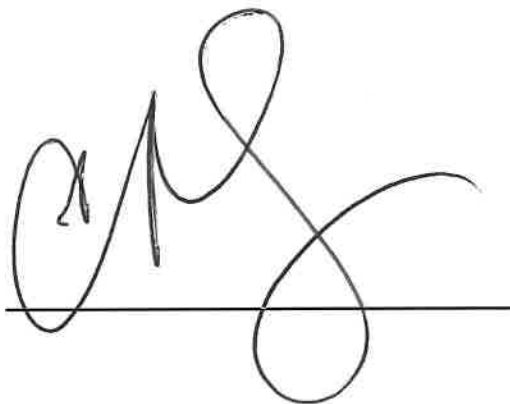
I am over the age of eighteen years and am not a party herein, that I maintain my place of employment in Suffolk County and that on May 15, 2025 I caused a copy of the enclosed **Notice of Sale** to go into the mail by placing said motion with the mailroom of McCabe, Weisberg & Conway, LLC, who, in their normal course of duties, placed the motion and exhibits in a properly sealed envelope, with proper postage, for first class U.S. Mail delivery to the addresses below:

RAYMOND D RADOW, ESQ.
1010 Northern Blvd 304
Great Neck, New York 11021
ATTORNEY FOR DEFENDANT SONA GOUNDEN

MR. GOUNDEN
152 BROADWAY
HOWARD BEACH, NY 11414

Joseph F. DeFelice, Esq., Referee
12510 Queens Blvd, Suite 302
Kew Gardens, New York 11415

Dated: May 13, 2025

A handwritten signature in black ink, appearing to be 'JF DeFelice', written over a horizontal line.

Index No. 700033/2022

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

BAYVIEW LOAN SERVICING, LLC,

PLAINTIFF,

-AGAINST-

**SONA GOUNDEN
MR. GOUNDEN**

DEFENDANT.

NOTICE OF SALE

McCABE, WEISBERG & CONWAY, LLC

Attorneys for PLAINTIFF

One Huntington Quadrangle, Suite 4N25

Melville, NY 11747

(631) 812-4084

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