

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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WVMF FUNDING, LLC,

Plaintiff,

-against-

JAMES FOOTMAN, BARBARA BULLARD,
CITY OF NEW YORK ENVIRONMENTAL
CONTROL BOARD, CRIMINAL COURT OF
THE CITY OF NEW YORK, CITY OF NEW
YORK DEPARTMENT OF TRANSPORTATION
PARKING VIOLATIONS BUREAU, NEW HOPE
DELIVERANCE CENTER B/S/U DENROY
ASHMEADE PASTOR,

Defendants.

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INDEX NO. 723247/2021

NOTICE OF SALE

Mortgage Premises:

2259 Mott Avenue
Far Rockaway, NY 11691

PLEASE TAKE NOTICE that the annexed is the Notice of Sale of the premises known
as **2259 Mott Avenue, Far Rockaway, NY 11691**, directed to be sold on **January 10, 2025 at**
11:00 a.m., at public auction on the outside steps of the Queens County Supreme Court, 88-11
Sutphin Boulevard, Jamaica, NY, in connection with the above captioned foreclosure action.

Dated: November 26, 2024
New York, New York

GREENSPOON MARDER LLP
Attorneys for Plaintiff

By: /s/ Angelo A. Regina
Angelo A. Regina, Esq.
1345 Avenue of the Americas, Suite 2200
New York, NY 10105
P: 212.524.5000

Copies to:

JAMES FOOTMAN
325 BEACH 57TH, APT 6G
AVERNE, NY 11692

GM # 55186.0004

LAWRENCE SPIVAK, ESQ.
ATTORNEY FOR BARBARA BULLARD
160-01 HILLSIDE AVENUE, GROUND FLOOR
JAMAICA, NEW YORK 11432

CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD
100 CHURCH ST.,
NEW YORK, NY 10007

CRIMINAL COURT OF THE CITY OF NEW YORK
320 JAY ST.,
BROOKLYN, NY 11201

CITY OF NEW YORK DEPARTMENT OF TRANSPORTATION
PARKING VIOLATIONS BUREAU
100 CHURCH ST.,
NEW YORK, NY 10007

CITY OF NEW YORK TRANSIT ADJUDICATION BUREAU
130 LIVINGSTON ST.
BROOKLYN, NY 11201

NEW HOPE DELIVERANCE CENTER B/C/U DENROY ASHMEADE PARTOR
2038 SEAGIRT BLVD, APT 1D
FAR ROCKAWAY, NY 11691

OKSANA PELEKH, ESQ.
REFEREE
25-84 STEINWAY STREET
ASTORIA, NY 11103

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, WVMF FUNDING, LLC, Plaintiff, vs. JAMES FOOTMAN, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale After Inquest duly entered on May 10, 2021 and an Short Form Order duly entered on September 4, 2024, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on January 10, 2025 at 11:00 a.m., premises known as 2259 Mott Avenue, Far Rockaway, NY 11691. 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 15711 and Lot 37. Approximate amount of judgment is \$951,103.86 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #723247/2021.

Oksana Pelekh, Esq., Referee

Greenspoon Marder, 1345 Avenue of the Americas, Suite 2200, New York, NY 10105, Attorneys for Plaintiff