

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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21ST MORTGAGE CORPORATION AS
SERVICER FOR WILMINGTON SAVINGS
FUND SOCIETY, FSB, A FEDERAL SAVINGS
BANK D/B/A CHRISTIANA TRUST, A
DIVISION OF WILMINGTON SAVINGS FUND
SOCIETY, FSB, SOLELY IN ITS CAPACITY AS
TRUSTEE FOR AND ON BEHALF OF THE
KNOXVILLE 2012 TRUST,

Index No: 700403/2023

NOTICE OF SALE

Plaintiff,

-against-

ALFONZO GREEN, GREGG TELSEY, THE
BANK OF NEW YORK MELLON, INTERNAL
REVENUE SERVICE, CRIMINAL COURT OF
THE COUNTY OF QUEENS, CITY OF NEW
YORK, NANDANIE HARDIAL, FIRST UNION
NATIONAL BANK, RHIANNA DEERR,

Defendants.

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SIRS:

A copy of the Notice of Sale in the above-captioned matter is attached hereto and
incorporated herein as Exhibit "A".

Dated: Bohemia, NY
December 31, 2024

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Attorneys for Plaintiff
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By: /s/GREGORY IPPOLITO
GREGORY IPPOLITO

TO:

Alfonzo Green
109-53 Liverpool Street
Jamaica, NY 11435

Gregg Telsey
91 Sealy Drive
Lawrence, NY 11559

The Bank of New York Mellon
240 Greenwich Street
New York, NY 10007

Internal Revenue Service
271 Cadman Plaza, 7th fl.
Brooklyn, NY 11201

Criminal Court of the County of Queens
25 Beaver Street
New York, NY 10004

The City of New York
100 Church Street
New York, NY 10007

Nandanie Hardial
8808 195th Street
Hollis, NY 11423

First Union National Bank
601 Portion Road
Lake Ronkonkoma, NY 11779

Rhianna Deerr
109-53 Liverpool Street
Jamaica, NY 11435

Gerald Chiariello, II, Esq.
Referee
1417 Glen Street
Glen Cove, NY 11542

EXHIBIT “A”

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, 21ST MORTGAGE CORPORATION AS SERVICER FOR WILMINGTON SAVINGS FUND SOCIETY, FSB, A FEDERAL SAVINGS BANK D/B/A CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, SOLELY IN ITS CAPACITY AS TRUSTEE FOR AND ON BEHALF OF THE KNOXVILLE 2012 TRUST, Plaintiff, vs. ALFONZO GREEN, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 10, 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 February 21, 2025 at 10:00 a.m., premises known as 109-53 Liverpool Street, Jamaica, NY 11435. 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 11950 and Lot 370. Approximate amount of judgment is \$1,229,215.19 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #700403/2023.

Gerald Chiariello, II, Esq., Referee

Taroff & Taitz, LLP, Attorneys at Law, 630 Johnson Avenue, Suite 105, Bohemia, NY 11716,
Attorneys for Plaintiff