

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, CITIMORTGAGE, INC., Plaintiff, vs. WILLIAM J. LEAHY A/K/A WILLIAM LEAHY and MAURA LEAHY, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on June 25, 2024, I, the undersigned Referee will sell at public auction on the Second Floor in Courtroom 25 of the Queens County Supreme Court, 88-11 Sutphin Blvd, Jamaica, NY 11435 on September 6, 2024, at 11:00 AM, premises known as 35 -30 212TH STREET, BAYSIDE, NY 11361. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Queens, County of Queens and State of New York, Block: 6167, Lot: 20. Approximate amount of judgment is \$265,245.86 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 719087/2019.

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)

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.

For Sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

JERRY MEROLA, Esq., Referee

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

- LEGAL DESCRIPTION

Tax Id Number(s): 4-6167-20

Land Situated in the Borough of Queens in the County of Queens in the State of NY

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 westerly side of 212th Street, formerly Jackson Street, distant 80 feet northerly from the corner formed by the intersection of the westerly side of 212th Street and the northerly side of 36th Avenue (formerly Lamartine Avenue), as said 212th Street and 36th Avenue are laid down on a certain map entitled, "Map of Balcourt" and filed in the Queens County Clerk (now Register) Office on 1-25-1905 as Map No. 968;

RUNNING THENCE westerly, parallel with 36th Avenue, 100 feet;

THENCE northerly, parallel with 212th Street, 40 feet;

THENCE easterly again parallel with 36th Avenue, 100 feet to the westerly side of 212th Street;

THENCE southerly along the westerly side of 212th Street, 40 feet to the point or place of BEGINNING.

Commonly known as: 35-30 212TH ST , BAYSIDE, NY 11361