

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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21ST MORTGAGE CORPORATION, AS MORTGAGE
LOAN 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: 711819/2020

NOTICE OF SALE

Plaintiff,

-against-

TIFFANY WILLS; PAULINE JOHNSON; KIM SMITH;
KENYA HAYWARD and PAUL HEYWARD,

Defendants.

-----X
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
October 31, 2024

TAROFF & TAITZ, LLP
Attorneys for Plaintiff 21st Mortgage Corporation
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By: /s/GREGORY IPPOLITO
GREGORY IPPOLITO

TO:

TIFFANY WILLS
163-36 Phroane Avenue
Jamaica, NY 11433

PAULINE JOHNSON
163-36 Phroane Avenue
Jamaica, NY 11433

KENYA HEYWARD
163-36 Phroane Avenue
Jamaica, NY 11433

KIM "SMITH"
163-36 Phroane Avenue
Jamaica, NY 11433

PAUL HEYWARD
163-36 Phroane Avenue
Jamaica, NY 11433

LAWRENCE LITWACK, ESQ.
Referee
Big Apple Abstract
4240 Bell Boulevard
Bayside, NY 11361

EXHIBIT “A”

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, 21ST MORTGAGE CORPORATION, AS MORTGAGE LOAN 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. TIFFANY WILLS, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on August 2, 2007, an Order Granting Substitution of Plaintiff, and Appointment of Successor Referee duly entered on October 24, 2019, an Order Granting Motion Extending Time to Re-Calendar Foreclosure Auction Sale duly entered on January 18, 2024 and an Order Designating a New Bank in Place of HSBC duly entered on March 28, 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 December 13, 2024 at 10:00 a.m., premises known as 163-36 Phroane Avenue, Jamaica, NY 11433. 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 10203 and Lot 13. Approximate amount of judgment is \$477,738.52 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #711819/2020.

Lawrence Litwack, Esq., Referee

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