

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

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BANK OF AMERICA N.A., SUCCESSOR BY MERGE TO
BAC HOME LOANS SERVICING, LP FKA
COUNTRWIDE HOME LOANS SERVICING LP,
Plaintiff,

Index No.: 723246/2021

-against-

AUDREY TAYLOR A/K/A AUDREY TAYLOR-HIBBERT,
METROGARDEN DEVELOPMENT CORP., FEDERAL
NATIONAL MORTGAGE ASSOCIATION, ROBERT KATZ,
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. (MERS), AS NOMINEE FOR WMC MORTGAGE CORP.,
NEW YORK CITY PARKING VIOLATIONS BUREAU, NEW
YORK CITY ENVIRONMENTAL CONTROL BOARD AND
NEW YORK CITY TRANSIT ADJUDICATION BUREAU,
ERESTINE MOORE and SECRETARY OF HOUSING AND
URBAN DEVELOPMENT

NOTICE OF SALEDefendants.
-----X

SIRS:

Pursuant to a Judgment of Foreclosure and Sale in the above-entitled action dated
October 26, 2023 and entered herein October 31, 2023, ALAN KESTENBAUM, ESQ., the
Referee named in said Judgment, will sell in one parcel at public auction on the 14th day of
FEBRUARY, 2025 at 10:00 AM, the premises directed by said Judgment to be sold at public
auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25,
Jamaica, NY. Said premises is commonly known as, 235-33 148TH ROAD, ROSEDALE, NY
11422

SEE ATTACHED SCHEDULE "A"

The approximate amount of the Judgment is \$448,629.73 plus interest thereon from
April 13, 2019 together with costs, allowances, attorney's fees and expenses of sale as awarded

by the Court in said Judgment.

Dated: January 30, 2025
White Plains, New York

ALAN KESTENBAUM, Esq.
Referee

KOSTERICH & SKEETE, LLC



Attorneys for Plaintiff
707 Westchester Ave, Suite 302
White Plains, New York 10604
914-395-0055

SCHEDULE A

DESCRIPTION

Title Number: **MSG-6329Q**

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, known and designated on a certain map entitled "Map of Laurelton Plaza No. 3" and filed in the Office of the Clerk of the Queens County on May 26, 1926 as Map Number 4693 as and by the Lot Numbers 39 and 40 in Block 62, bounded and described as follows:

BEGINNING at a pointy on the Northerly side of 148th Road (50 feet wide) distant 140.59 feet Westerly from the corner formed by the intersection of the Westerly side of Brookville Road (80 feet wide) with the Northerly side of 148th Road;

RUNNING THENCE Northerly at right angles to the Northerly side of 148th Road, 100 feet;

THENCE Westerly parallel with the Northerly side of 148th Road, 40 feet;

THENCE Southerly at right angles to the Northerly side of 148th Road, 100 feet to the Northerly side of 148th Road;

THENCE Easterly along the Northerly side of 148th Road, 40 feet to the point or place of BEGINNING.

FILED & RECORDED

10/31/2023

11:10 AM

**COUNTY CLERK
QUEENS COUNTY**

SUPREME COURT - COUNTY OF QUEENS.

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
FKA COUNTRYWIDE HOME LOANS SERVICING, LP, Plaintiff -against- AUDREY TAYLOR A/K/A
AUDREY TAYLOR-HIBBERT, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated
October 26, 2023 and entered on October 31, 2023, I, the undersigned Referee will sell at public auction at
the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY on
February 14, 2025 at 10:00 a.m. premises 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 Northerly
side of 148th Road, distant 140.59 feet Westerly from the corner formed by the intersection of the Westerly
side of Brookville Road with the Northerly side of 148th Road; being a plot 100 feet by 40 feet by 100 feet
by 40 feet. Block: 13732 Lot: 13

Said premises known as 235-33 148TH ROAD, ROSEDALE, NY 11422

Approximate amount of lien \$448,629.73 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 723246/2021.

ALAN KESTENBAUM, ESQ., Referee

Kosterich & Skeete, LLC

Attorney(s) for Plaintiff

707 Westchester Ave, Suite 302, White Plains, NY 10604

{* Queens Daily Eagle*}