

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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LONGBRIDGE FINANCIAL, LLC,

Plaintiff,

-against-

SADIE WHEELER; NEW YORK CITY
PARKING VIOLATIONS BUREAU; NEW YORK
CITY TRANSIT ADJUDICATION BUREAU;
NEW YORK CITY DEPARTMENT OF
TRANSPORTATION; NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD;
UNITED STATES OF AMERICA O/B/O
SECRETARY OF HOUSING AND URBAN
DEVELOPMENT; MIRIAM DIALLO,

Defendants.

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INDEX NO. 713451/2017

NOTICE OF SALE

Mortgage Premises:

115-30 127th Street
South Ozone Park, NY 11420

PLEASE TAKE NOTICE that the annexed is the Notice of Sale of the premises known as **115-30 127th Street, South Ozone Park, NY 11420**, directed to be sold on **September 13, 2024 at 10:00 a.m.**, at public auction at the Queens County Supreme Courthouse, Second Floor, Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435, in connection with the above captioned foreclosure action.

Dated: August 16, 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:

SADIE WHEELER
115-30 127TH STREET
SOUTH OZONE PARK, NY 11420

NEW YORK CITY PARKING VIOLATIONS BUREAU
100 CHURCH STREET, 1ST FLOOR
NEW YORK, NY 10007

NEW YORK CITY TRANSIT ADJUDICATION BUREAU
130 LIVINGSTON STREET
BROOKLYN, NY 11201

NEW YORK CITY DEPARTMENT OF TRANSPORTATION
100 CHURCH STREET
NEW YORK, NY 10007

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 CHURCH STREET, 1ST FLOOR
NEW YORK, NY 10007

UNITED STATES OF AMERICA 0/B/0 SECRETARY OF HOUSING AND URBAN
DEVELOPMENT
C/O BETH P. SCHWARTZ, ESQ.
271 CADMAN PLAZA EAST
BROOKLYN, NY 11201

MIRIAM DIALLO
115-30 127TH STREET
SOUTH OZONE PARK, NY 11420

NICHOLAS PERCIBALLI, ESQ.
COURT APPOINTED REFEREE
6901 JERICHO TURNPIKE, SUITE 240
SYOSSET, NY 11791

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, LONGBRIDGE FINANCIAL, LLC, Plaintiff, vs. SADIE WHEELER, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on July 3, 2024, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, Second Floor, Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on September 13, 2024 at 10:00 a.m., premises known as 115-30 127th Street, South Ozone Park, NY 11420. 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 11670 and Lot 22. Approximate amount of judgment is \$419,524.31 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #713451/2017. The Referee 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's Auction Rules, can be found on the Queens Supreme Court - Civil Term website.

Nicholas Perciballi, Esq., Referee

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