

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, IRBC3, LLC, Plaintiff, vs. BIBI A. MOHAMED A/K/A BIBI MOHAMED, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on July 12, 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 20, 2024, at 10:00 AM, premises known as 213-16 91ST AVENUE, QUEENS VILLAGE, NY 11428. 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 City and State of New York, Block: 10637, Lot: 16. Approximate amount of judgment is \$201,778.59 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 703347/2020.

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.

SWATI MANTIONE, Esq., Referee

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

**SCHEDULE A
DESCRIPTION OF MORTGAGED PREMISES**

ALL that certain plot, piece or parcel of land, with the building and improvements thereon erected, situate lying and being at Queens Village, Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of 91 Avenue formerly Buckingham Place distant 90.44 feet westerly from the corner formed by the intersection of the said southerly side of 91 Avenue with the westerly side of 214th Street;

THENCE westerly along the southerly side of 91 Avenue actual 41.62 feet (deed 41.65 feet) to an angle in said Avenue;

THENCE still westerly along said southerly side of 91 Avenue actual 18.72 feet (deed 18.35 feet) to the westerly boundary line of the tract of land conveyed by the Vandergaw Tract Inc. to Queens Village Gardens Inc.;

THENCE still westerly along the southerly side of 91 Avenue actual 52.31 feet (deed 50.31 feet) to the corner formed by the intersection of the said southerly side of 91 Avenue with the easterly side of 213 Street;

THENCE southerly along the easterly side of 213 Street 24.30 feet to the southerly line of "Map of Buckingham Park" as prolonged easterly from the west;

THENCE easterly along said last mentioned line and along a line forming an interior angle of 75 degrees 41 minutes 37 seconds with the easterly side of 213 Street, 62.23 feet;

THENCE southerly along a line forming an interior angle of 260 degrees 48 minutes 31 seconds with the last mentioned course 3.88 feet;

THENCE southerly along a line forming another plot angle of 178 degrees 25 minutes 57 seconds with the last mentioned course and which line runs along the easterly line of land shown Canssle Map 67.61 feet to a point in a line drawn at right angles to the westerly side of 214th Street distant 109.49 feet westerly therefrom;

THENCE easterly at right angles to 214th Street 19.49 feet;

THENCE northerly at right angles to the last mentioned course actual 96.32 feet (deed 96.28 feet) to the southerly side of 91 Avenue to the point or place of BEGINNING.

Premises: 213-16 91st Avenue, Queens Village, NY 11428
Tax Parcel ID No.: Block: 10637 Lot: 16

FILED & RECORDED

7/12/2024

12:01 PM

COUNTY CLERK
QUEENS COUNTY