

SUPREME COURT - COUNTY OF QUEENS

WINDSOR PARK ASSET HOLDING TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION,
Plaintiff -against- ANN LUCY FRANCIS; RANDOLPH R.A. SIMON, et al Defendant(s). Pursuant to a
Judgment of Foreclosure and Sale entered on July 12, 2022, and an Order Amending Judgment of
Foreclosure and Sale Nunc Pro Tunc entered on October 16, 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 December 13, 2024 at 11:00 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 122nd Avenue, distant 220 feet westerly from the corner formed by the intersection
of the northerly side of 122nd Avenue with the westerly side of Long Street; being a plot 100 feet by 40 feet
by 100 feet by 40 feet. Block: 12251 Lot: 55

Said premises known as 160-51 122ND AVENUE, JAMAICA, NY 11434

Approximate amount of lien \$661,031.15 plus interest & costs.

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

Index Number 703385/2014.

GREGORY M. LASPINA, ESQ., Referee

Pincus Law Group, PLLC

Attorney(s) for Plaintiff

425 RXR Plaza, Uniondale, NY 11556

{* NEWSDAY QU*}