

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS-----X
BJC1313 INC.,

Index No.: 721289/2022

Plaintiff,

-against-

KRISTIN LOVEJOY AS HEIR AND DISTRIBUTE OF THE ESTATE OF MARGOT LOVEJOY; MEG LOVEJOY A/K/A MEGAN LOVEJOY AS HEIR AND DISTRIBUTE OF THE ESTATE OF MARGOT LOVEJOY; SHAUN LOVEJOY AS HEIR AND DISTRIBUTE OF THE ESTATE OF MARGOT LOVEJOY; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA (EASTERN DISTRICT); "JOHN DOE" AND "JANE DOE" said names being fictitious, it being the intention of Plaintiff to designate any and all occupants of premises being foreclosed herein,

NOTICE OF SALE

Defendants.

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PLEASE TAKE NOTICE that Pursuant to a Judgment of Foreclosure and Sale in the above-entitled action dated December 16, 2024 and entered on December 18, 2024, Helmut Borchert, Esq., the Referee named in said Judgment, will sell in one parcel at public auction on the 14th day of February, 2025 at 11:00 a.m., the premises directed by said Judgment to be sold at public auction on the second floor in Courtroom 25 of the Queens County Courthouse located at 88-11 Sutphin Boulevard, Jamaica, New York. Said premises is commonly known as 166-04 81st Avenue, Jamaica, New York 11432; Block 7027, Lot 1, and is described as follows:

SEE ATTACHED SCHEDULE A

The approximate amount of the Judgment is \$1,091,362.86 plus interest thereon from July 19, 2024, together with costs, allowances, attorney's fees and expenses of sale as awarded by the Court in said Judgment.

Dated: January 13, 2025
Suffern, New York

MENASHE & LAPA LLP

by: /s/ David Lapa
David Lapa, Esq.
400 Rella Boulevard, Suite 190
Montebello, New York 10901
Tel. No.: (845) 520-9220

**SCHEDULE A
DESCRIPTION OF MORTGAGED PREMISES**

Block 7027 and Lot 1

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE THIRD WARD OF THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BEING SHOWN AND DESIGNATED AS AND BY THE LOT NOS. 102, 103 AND 104 IN BLOCK 3, ON A CERTAIN MAP ENTITLED, "SECTION A, HILLCREST OF JAMAICA, BOROUGH OF QUEENS, NEW YORK, PROPERTY OF THE NEW YORK JAMAICA REALTY COMPANY, SURVEYED 1908 BY R.L. WILLIAMS, CITY SURVEYOR" AND FILED IN THE OFFICE OF THE CLERK, NOW REGISTER, OF QUEENS COUNTY, ON OCTOBER 12, 1908 AS MAP NO. 1069, WHICH SAID LOTS WHEN TAKEN TOGETHER AS ONE PARCEL ARE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF 81ST AVENUE, FORMERLY VAN SICKLEN STREET, WITH THE EASTERLY SIDE OF 166TH STREET, FORMERLY GRAND AVENUE;

RUNNING THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF 81ST AVENUE, 60 FEET;

THENCE SOUTHERLY PARALLEL WITH 166TH STREET, 100 FEET;

THENCE WESTERLY PARALLEL WITH 81ST AVENUE, 60 FEET TO THE EASTERLY SIDE OF 166TH STREET;

THENCE NORTHERLY ALONG THE EASTERLY SIDE OF 166TH STREET, 100 FEET TO THE CORNER, THE POINT OR PLACE OF BEGINNING.

Premises known as 166-04 81st Avenue, Jamaica, New York 11432

SUPREME COURT - COUNTY OF QUEENS

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Approximate amount of lien \$1,091,362.86 plus interest and costs

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

Index Number 721289/2022

HELMUT BORCHERT., ESQ., Referee

MENASHE AND LAPA LLP,

ATTORNEY(S) FOR PLAINTIFF

400 RELL BLVD., SUITE 190, SUFFERN, NY 10901

DATED: January 13, 2025