

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

WILMINGTON SAVINGS FUNDS SOCIETY, FSB AS
OWNER TRUSTEE OF THE RESIDENTIAL CREDIT
OPPORTUNITIES TRUST V-D,

Index No.: **700278/2019**

Plaintiff,

-against-

NOTICE OF SALE

MOHAMMAD A. HOSSAIN A/K/A MOHAMMAD
HOSSAIN A/K/A MOHAMMAD ANOWAR HOSSAIN;
NATALE TURSI; JOSEPH TURSI; STEVEN TURSI;
TERRY WOJNO; PLACIDO AMENDOLIA; MARGARET
RANIERI; UNITED STATES OF AMERICA O/B/O
INTERNAL REVENUE SERVICE; UNITED STATES OF
AMERICA O/B/O INTERNAL REVENUE SERVICE;
UNITED STATES OF AMERICA O/B/O INTERNAL
REVENUE SERVICE; CRIMINAL COURT OF THE CITY
OF NEW YORK; ZARA REALTY HOLDING CORP.;
NEW YORK STATE DEPARTMENT OF TAXATION
AND FINANCE; NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE; CAPITAL ONE BANK
(USA) N.A.; CAPITAL ONE BANK (USA) N.A.;
CAPITAL ONE BANK; MIDLAND FUNDING, LLC
A/S/I/I TO A CHASE ACCOUNT; DISCOVER BANK;
PALISADES COLLECTION, L.L.C.; PORTFOLIO
RECOVERY ASSOCIATES LLC; HERITAGE ASSET
MANAGEMENT, INC. ASSIGNEE IN INTEREST TO
BANK OF AMERICA; JPMORGAN CHASE BANK, NA;
FIA CARD SERVICES N.A.; WORLDWIDE ASSET
PURCHASING, II ASSIGNEE TO DIRECT MERCHANTS
BANK, NA; WORLDWIDE ASSET PURCHASING LLC;
WORKERS` COMPENSATION BOARD OF NEW YORK
STATE; RIMA AKTHER; U.S. EQUITIES CORP.; U.S.
EQUITIES CORP.; ASTORIA FEDERAL SAVINGS &
LOAN ASSOCIATION; LR CREDIT 18 LLC; BON DEE
ENTERPRISES INC. D/B/A RANSHAW FUEL
PLUMBING & HEATING; CITIBANK (SOUTH
DAKOTA) N.A.; CITIBANK, N.A.; NEW YORK CITY
DEPARTMENT OF FINANCE PARKING VIOLATIONS
BUREAU PAYMENT AND ADJUDICATION CENTER
OF QUEENS; NEW YORK CITY ENVIRONMENTAL
CONTROL BOARD; AMERICAN EXPRESS
CENTURION BANK; KIRKE STANFIELD; OMAR D
TURNER; DINAH B. GOURDET; MIDLAND FUNDING
LLC APO CITIBANK NA; NAWRAS ARBID; FIRST
JERSEY CREDIT UNION; HUDSON HOUSE LLC; CACV
OF COLORADO LLC; WORLDWIDE CAPITAL GROUP,
LLC; WORLDWIDE CAPITAL MANAGEMENT INC.;

COMMISSIONER OF SOCIAL SERVICES OF NEW YORK CITY; MOHAMED ABDELKADER; KING CAR TAXI; SIGNATURE FINANCIAL LLC; DEBA HOSSAIN; SUJAN ROA; PRIYANKA JOARDER; NISHITA BISWAS; PALASH SARKER; PANKAJ TALUKDER; PROVAS DUTTA; SUMAN DOE (REFUSED LAST NAME); MICHAEL SERRES; MEGA FUNDING CORPORATION,

Defendants.

PLEASE TAKE NOTICE that Pursuant to a Judgment of Foreclosure and Sale in the above-entitled action dated May 18, 2023 and entered on May 25, 2023, Nora Constance Marino, Esq., the Referee named in said Judgment, will sell in one parcel at public auction on the 10th day of January, 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 11435. Said premises is commonly known as 85-20 167th Street Jamaica, New York 11432; Block 9849, Lot 119 and is described as follows:

SEE ATTACHED SCHEDULE A

The approximate amount of the Judgment is \$891,648.51 plus interest thereon from July 31, 2022, together with costs, allowances, attorney's fees and expenses of sale as awarded by the Court in said Judgment.

Dated: December 10, 2024
Suffern, New York

MENASHE & LAPA LLP

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

SCHEDULE A—LEGAL DESCRIPTION

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

BEGINNING at a point on the westerly side of 167th Street, distant 390.89 feet northerly from the corner formed by the intersection of the westerly side of 167th Street with the northerly side of Highland Avenue;

RUNNING THENCE westerly at right angles to 167th Street, part of the distance through a party wall, 125 feet;

RUNNING THENCE northerly parallel with 167th Street, 18.17 feet;

RUNNING THENCE easterly at right angles to 167th Street, part of the distance through a party wall, 125 feet to the westerly side of 167th Street;

RUNNING THENCE southerly along the westerly side of 167th Street, 18.17 feet to the point or place of BEGINNING.

SUPREME COURT - COUNTY OF QUEENS

WILMINGTON SAVINGS FUNDS SOCIETY, FSB AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-D, Plaintiff -against- MOHAMMAD A. HOSSAIN A/K/A MOHAMMAD HOSSAIN A/K/A MOHAMMAD ANOWAR HOSSAIN; NATALE TURSI; JOSEPH TURSI; STEVEN TURSI; TERRY WOJNO; PLACIDO AMENDOLIA; MARGARET RANIERI; UNITED STATES OF AMERICA O/B/O INTERNAL REVENUE SERVICE; UNITED STATES OF AMERICA O/B/O INTERNAL REVENUE SERVICE; UNITED STATES OF AMERICA O/B/O INTERNAL REVENUE SERVICE; CRIMINAL COURT OF THE CITY OF NEW YORK; ZARA REALTY HOLDING CORP.; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; CAPITAL ONE BANK (USA) N.A.; CAPITAL ONE BANK (USA) N.A.; CAPITAL ONE BANK; MIDLAND FUNDING, LLC A/S/I TO A CHASE ACCOUNT; DISCOVER BANK; PALISADES COLLECTION, L.L.C.; PORTFOLIO RECOVERY ASSOCIATES LLC; HERITAGE ASSET MANAGEMENT, INC. ASSIGNEE IN INTEREST TO BANK OF AMERICA; JPMORGAN CHASE BANK, NA; FIA CARD SERVICES N.A.; WORLDWIDE ASSET PURCHASING, II ASSIGNEE TO DIRECT MERCHANTS BANK, NA; WORLDWIDE ASSET PURCHASING LLC; WORKERS' COMPENSATION BOARD OF NEW YORK STATE; RIMA AKTHER; U.S. EQUITIES CORP.; U.S. EQUITIES CORP.; ASTORIA FEDERAL SAVINGS & LOAN ASSOCIATION; LR CREDIT 18 LLC; BON DEE ENTERPRISES INC. D/B/A RANSHAW FUEL PLUMBING & HEATING; CITIBANK (SOUTH DAKOTA) N.A.; CITIBANK, N.A.; NEW YORK CITY DEPARTMENT OF FINANCE PARKING VIOLATIONS BUREAU PAYMENT AND ADJUDICATION CENTER OF QUEENS; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; AMERICAN EXPRESS CENTURION BANK; KIRKE STANFIELD; OMAR D TURNER; DINAH B. GOURDET; MIDLAND FUNDING LLC APO CITIBANK NA; NAWRAS ARBID; FIRST JERSEY CREDIT UNION; HUDSON HOUSE LLC; CACV OF COLORADO LLC; WORLDWIDE CAPITAL GROUP, LLC; WORLDWIDE CAPITAL MANAGEMENT INC.; COMMISSIONER OF SOCIAL SERVICES OF NEW YORK CITY; MOHAMED ABDELKADER; KING CAR TAXI; SIGNATURE FINANCIAL LLC; DEBA HOSSAIN; SUJAN ROA; PRIYANKA JOARDER; NISHITA BISWAS; PALASH SARKER; PANKAJ TALUKDER; PROVAS DUTTA; SUMAN DOE (REFUSED LAST NAME); MICHAEL SERRES; MEGA FUNDING CORPORATION, Defendant(s). Pursuant to a judgment of foreclosure and sale dated May 18, 2023 and entered on May 25, 2023, I, the undersigned Referee will sell at public auction on the second floor in Courtroom 25 of the Queens County Courthouse located at 88-11 Sutphin Boulevard, Jamaica, New York on January 10, 2025 at 11:00 a.m., the premises know as 85-20 167th Street Jamaica, New York 11432; Block 9849, as more fully described in the complaint and Judgment.

Approximate amount of lien \$891,648.51 plus interest and costs

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

Index Number 700278/2019

NORA CONSTANCE MARINO, ESQ., Referee

MENASHE AND LAPA LLP,

ATTORNEY(S) FOR PLAINTIFF

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

DATED: December 10, 2024