

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS**-----X
BANKUNITED N.A.

Plaintiff,

-against-

Index No.: 720353/2022

STELLA OKUNOLA A/K/A STELLA E. OKUNOLA; JANET
OKUNOLA; SECRETARY OF HOUSING AND URBAN
DEVELOPMENT; NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE; WORKERS COMPENSATION
BOARD OF THE STATE OF NEW YORK; CITY OF NEW
YORK ENVIRONMENTAL CONTROL BOARD; CITY OF
NEW YORK DEPARTMENT OF FINANCE PARKING
VIOLATIONS BUREAU PAYMENT AND ADJUDICATION
CENTER OF QUEENS; JACKLYN OKUNOLA; SAMUEL
OKUNOLA,

Defendants.
-----X**NOTICE OF SALE**

SIRS:

Pursuant to a Judgment of Foreclosure and Sale in the above-entitled action dated May 23, 2024, and entered herein May 30, 2024, BRUCE S. POVMAN, ESQ., the Referee named in said Judgment, will sell in one parcel at public auction on the 16th day of MAY 2025 at 10:00 AM, the premises directed by said Judgment to be sold at public auction Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY. Said premises is commonly known as, 147 BEACH 60TH STREET, ARVERNE, NY 11692.

SEE ATTACHED SCHEDULE "A"

The approximate amount of the Judgment is \$ 570,320.37 plus interest thereon from December 1, 2023, together with costs, allowances, attorney's fees and expenses of sale as

awarded by the Court in said Judgment.

Dated: May 2, 2025
White Plains, New York

BRUCE S. POVMAN, Esq.
Referee

KOSTERICH & SKEETE, LLC



Attorneys for Plaintiff
707 Westchester Ave, Suite 302
White Plains, New York 10604
914-395-0055

Schedule A Description

Title Number **STBQ-1063**

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ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Far Rockaway, County of Queens, City and State of New York of New York, and being Lot 47 in Block 15932 as laid down on the Tax Map of the Borough of Queens, City of New York and being bounded and described as follows:

BEGINNING at a point lying in the present Westerly side of Beach 60th Street (40 feet wide) distant 47.41 feet Southerly from the corner formed by the intersection of the Southerly side of Larkin Avenue (Ocean Avenue) (50 feet wide) with the present Westerly side of Beach 60th Street (40 feet wide);

RUNNING THENCE Southerly along said Westerly side of Beach 60th Street, 32.67 feet;

THENCE Westerly along a line at right angles to the Westerly side of Beach 60th Street, 100.00 feet;

THENCE Northerly along a line at right angles to the last mentioned course, 32.67 feet;

THENCE Easterly along a line at right angles to the last mentioned course, 100.00 feet to the Westerly side of Beach 60th Street, said point being the point or place of BEGINNING.

Said Premises Being Known as: 147 Beach 60th Street, Arverne, New York

SUPREME COURT - COUNTY OF QUEENS.

BANKUNITED N.A., Plaintiff -against- STELLA OKUNOLA A/K/A STELLA E. OKUNOLA; JANET OKUNOLA, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated May 23, 2024 and entered on May 30, 2024, 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 May 16, 2025 at 10:00 a.m. premises situate, lying and being at Far Rockaway, County of Queens, City and State of New York, bounded and described as follows: BEGINNING at a point lying in the present westerly side of Beach 60th street, distant 47.41 feet southerly from the corner formed by the intersection of the southerly side of Larkin Avenue with the present westerly side of Beach 60th Street; being a plot 32.67 feet by 100.00 feet by 32.67 feet by 100.00 feet.

Said premises known as 147 BEACH 60TH STREET, ARVERNE, NY 11692

Approximate amount of lien \$570,320.37 plus interest & costs.

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

Index Number 720353/2022.

BRUCE S. POVMAN, ESQ., Referee

Kosterich & Skeete, LLC

Attorney(s) for Plaintiff

707 Westchester Ave, Suite 302, White Plains, NY 10604

{* Queens Daily Eagle*}