

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, CITIMORTGAGE, INC., Plaintiff, vs. VIOLA STAPLETON A/K/A VIOLA PETWAY, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on February 20, 2025 I, the undersigned Referee will sell at public auction on the second floor in Courtroom 25 Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY 11435, on May 23, 2025 at 10:00 AM, premises known as 109-05 215TH STREET A/K/A 10905 215TH STREET, QUEENS VILLAGE, NY 11429. 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, Block: 11118, Lot: 25. Approximate amount of judgment is \$171,165.79 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 727317/2023.

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.

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](https://www.nycourts.gov/LegacyPDFS/COURTS/11jd/supreme/civilterm/partrules/Foreclosure_Auction_Rules.pdf))

For Sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

ALEX KADOCHNIKOV, Esq., Referee

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

EXHIBIT B - LEGAL DESCRIPTION

Tax Id Number(s): 4-11118-25

Land Situated In the Borough of QUEENS In the County of Queens In the State of NY

Land Situated In the City of NEW YORK In the County of Queens In the State of NY

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 easterly side of 215th Street formerly Uclid Avenue, distant 90.82 feet southerly from the corner formed by the intersection of the southerly side of Hollis Avenue with the easterly side of said Uclid Avenue as said avenues are laid down on a certain map entitled, "Map of Bellaire Estates filed in the Queens County Clerk's Office on June 30, 1908 under Map No. 1048;

RUNNING THENCE easterly at right angles to said 215th Street, 100 feet;

THENCE southerly parallel with 215th Street, 62 feet;

THENCE westerly again at right angles to 215th Street, 100 feet to the easterly side of 215th Street; and

THENCE northerly along the easterly side of 215th Street, 62 feet to the point or place of BEGINNING.

Commonly known as: 10905 215TH ST., QUEENS VILLAGE, NY 11429