

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

TD BANK, N.A.,

Index No. 706520/2017

Plaintiff,

NOTICE OF SALE

-against-

MORTGAGED PREMISES

WENDELL HOLDING CORP., WENDELL P. SHEPPARD, NEW YORK CITY DEPARTMENT OF FINANCE, NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE and “JOHN DOE 1 to JOHN DOE 25”, said names being fictitious, the persons or parties intended being the persons, parties, corporations or entities, if any, having or claiming an interest in or lien upon the mortgaged premises described in the complaint,

224-06 224th Street
St. Albans, New York 11412
a/k/a
224-06 224th Street
Laurelton, New York 11412

BLOCK: 13105
LOT: 33 and 41

Defendants.

In accordance with the “Judgment of Foreclosure and Sale”, signed by the Honorable Joseph Risi, A.J.S.C. on November 26, 2024, and entered by the Queens County Clerk on December 2, 2024, I, Gregory Newman, Esq. (the “**Referee**”), the undersigned, in the same judgment named, will sell at public auction at the **Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY 11435, on the second floor in Courtroom 25 at 10:00 a.m. on January 31, 2025**, all that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being at 224-06 224th Street St. Albans, New York 11412 a/k/a 224-06 224th Street, Laurelton, New York 11412 (Block: 13105, Lots: 33 and 41). The premises described by said judgment to be sold and therein described as follows:

Schedule A 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, Borough of Queens County of Queens, City and State of New York, and known and designated as parts of lots 1,2,3,9,10,11,12 in Block numbered 1 on a certain map entitled "Laurelton, Borough of Queens, City of New York, property of the Laurelton Land Company", and filed in the Office of the Clerk of the County of Queens on July 12, 1910 as Map No 987 and being more particularly bounded and described as follows

BEGINNING at a point on the southeasterly side of 224th Street (formerly 207th Street and theretofore Compton Lane) distant 100 feet 2 1/4 inches southwesterly from the corner formed by the intersection of the southeasterly side of 224th Street with the southwesterly side of Merrick Boulevard;

RUNNING THENCE southwesterly along the southeasterly side of 224th Street 84.45;

THENCE southeasterly along a line which on its northeasterly side forms an angle of 91 degrees 40 minutes to said side of 224th Street 69.05 feet;

THENCE northeasterly parallel with 225th Street (formerly Cortland Boulevard) 80 feet;

THENCE northwesterly and at right angles to the preceding course 10 feet;

THENCE northeasterly parallel with 225th Street (formerly Cortland Boulevard) 5.08 feet;

THENCE northwesterly and parallel with Merrick Boulevard 61.51 feet to the southeasterly side of 224th Street at the point or place of BEGINNING.

The above property shall be offered in a single parcel and sold off to the highest bidder who will offer the highest price under the following terms:

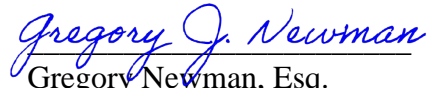
Subject to existing encumbrances, covenants and restrictions of record, if any; subject to leases of tenants not made parties to this action, if any; and subject to any projections and state

of facts, if any, as an accurate survey may disclose. Subject also to each and every other term of said “Judgment of Foreclosure and Sale”.

The approximate amount of the lien due to the plaintiff pursuant to the judgment, with costs and allowances, excluding expenses of the sale is \$309,231.52, plus interest and costs.

The auction will be conducted pursuant to the “Queens Supreme Court – Civil Term Foreclosure Auction Rules” and “the COVID-19 Policies Concerning Public Auctions of Foreclosed Property established by the 11th Judicial District.”

Dated: December 12, 2024


Gregory Newman, Esq.
Referee of Sale

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