

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS-----X  
MORTGAGE ASSETS MANAGEMENT, LLC,

Plaintiff,

-against-

**INDEX NO. 721293/2022****NOTICE OF SALE**

**GARLAND STEWARD**, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF FLOSSIE STEWARD; **LISA STEWARD AKA LISA N. STEWARD**, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF FLOSSIE STEWARD; **WILLIAM STEWARD**, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF FLOSSIE STEWARD; **ISAIAH C. STEWARD**, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF FLOSSIE STEWARD; **LEWIS STEWARD**, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF FLOSSIE STEWARD; **ANY AND ALL KNOWN OR UNKNOWN HEIRS**, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF FLOSSIE STEWARD; UNITED STATES OF AMERICA, ACTING ON BEHALF OF **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT**; NEW YORK CITY **PARKING VIOLATIONS BUREAU**; NEW YORK CITY **ENVIRONMENTAL CONTROL BOARD**; UNITED STATES OF AMERICA, ACTING ON BEHALF OF DEPARTMENT OF TREASURY - **INTERNAL REVENUE SERVICE**; NEW YORK STATE **DEPARTMENT OF TAXATION AND FINANCE**; "JANE DOE" (REFUSED NAME) AS JOHN DOE #1; "JOHN DOE" (REFUSED NAME) AS JOHN DOE #2; "JOHN DOE" (REFUSED NAME) AS JOHN DOE #3; "JOHN DOE" (REFUSED NAME) AS JOHN DOE #4; "JOHN DOE" (REFUSED NAME) AS JOHN DOE #5; "JOHN DOE" (REFUSED NAME) AS JOHN DOE #6; "JOHN DOE" (REFUSED NAME) AS JOHN DOE #7,

**Mortgage Premises:**  
219-17 132<sup>ND</sup> ROAD  
JAMAICA, NY 11413

Defendants.

-----X

**PLEASE TAKE NOTICE** that the annexed is the Notice of Sale of the premises known as **219-17 132<sup>nd</sup> Road, Jamaica, NY 11413**, directed to be sold on **May 30, 2025 at 10:00 a.m.**, at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435, in connection with the above captioned foreclosure action.

Dated: May 20, 2025  
New York, New York

**GREENSPOON MARDER LLP**  
*Attorneys for Plaintiff*

By: /s/ Monica G. Christie  
Monica G. Christie, Esq.  
1345 Avenue of the Americas, Suite 2200  
New York, NY 10105  
P: 212.524.5000

Copies to:

GARLAND STEWARD, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF  
FLOSSIE STEWARD  
219-17 132ND ROAD  
SPRINGFIELD GARDENS, NY 11413

LISA STEWARD AKA LISA N. STEWARD, AS HEIR, DEVISEE, DISTRIBUTE OF THE  
ESTATE OF FLOSSIE STEWARD  
2556 BRIGGS AVENUE, APT 5A  
BRONX, NY 10458

WILLIAM STEWARD, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF FLOSSIE  
STEWARD  
33 LITTLE NASSAU STREET, APT 209  
BROOKLYN, NY 11205

ISIAH C. STEWARD, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF  
FLOSSIE STEWARD  
735 BRYANT AVENUE, APT 2F  
BRONX, NY 10474

GM # 51543.0532

LEWIS STEWARD, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF FLOSSIE STEWARD  
219-17 132ND ROAD  
SPRINGFIELD, NY 11413

BRUCE POVMAN, ESQ.  
COURT APPOINTED GUARDIAN AD LITEM FOR ANY AND ALL KNOWN OR UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF FLOSSIE STEWARD  
56 MALVERN LANE  
HEATHCOTE, NY 10583

UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
C/O UNITED STATES ATTORNEY  
271 CADMAN PLAZA EAST  
BROOKLYN, NY 11201

NEW YORK CITY PARKING VIOLATIONS BUREAU  
100 CHURCH STREET, 4TH FLOOR  
NEW YORK, NY 10007

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD  
100 CHURCH STREET, 4TH FLOOR  
NEW YORK, NY 10007

UNITED STATES OF AMERICA, ACTING ON BEHALF OF DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE  
C/O UNITED STATES ATTORNEY  
271 CADMAN PLAZA EAST  
BROOKLYN, NY 11201

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE  
300 MOTOR PARKWAY  
HAUPPAUGE, NY 11788

“JANE DOE” (REFUSED NAME) AS JOHN DOE #1  
21917 132ND ROAD  
JAMAICA, NY 11413

“JOHN DOE” (REFUSED NAME) AS JOHN DOE #2 through #7  
11406 194TH STREET  
SAINT ALBANS, NY 11412

JEFFREY KIM, ESQ.  
COURT APPOINTED REFEREE  
42-40 BELL BOULEVARD, SUITE 402  
BAYSIDE, NY 11361

**NOTICE OF LEGAL POSTPONEMENT OF SALE**

SUPREME COURT COUNTY OF QUEENS, MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs.  
GARLAND STEWARD, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF FLOSSIE STEWARD, 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 at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on May 30, 2025 at 10:00 a.m., premises known as 219-17 132nd Road, Jamaica, NY 11413. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Section 54, Block 12927 and Lot 103. Approximate amount of judgment is \$592,907.59 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #721293/2022. The original sale was scheduled for May 16, 2025 at the same time and location.

Jeffrey Kim, Esq., Referee

Greenspoon Marder, 1345 Avenue of the Americas, Suite 2200, New York, NY 10105, Attorneys  
for Plaintiff