

4922-6530-3374

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

BP3 CAPITAL LLC,

Plaintiff,

-against-

114-08 TAIPEI INC., WING FUNG CHAU,  
XIU QIN SHI, KEUN CHAN, CITY OF NEW  
YORK ENVIRONMENTAL CONTROL  
BOARD, NEW YORK CITY DEPARTMENT  
OF FINANCE, NEW YORK STATE  
DEPARTMENT OF TAXATION AND  
FINANCE, MARIA GOMEZ and MARLY  
MANCILLA,

Defendants.

Index No.: 717619/2021

**NOTICE OF SALE**

**PLEASE TAKE NOTICE:**

Please find enclosed Notice of Sale indicating that the premises known as 114-27 Taipei Court, Queens, New York 11356 will be sold at public auction on **November 14, 2025 at 11:00 a.m.** at the Queens County Supreme Court located at 88-11 Sutphin Blvd, Courtroom #25, Jamaica, New York 11435.

Dated: New York, New York  
October 16, 2025

SCHWARTZ SLADKUS REICH  
GREENBERG ATLAS LLP  
*Attorneys for Plaintiff*

By:

  
Solomon A. Frager  
444 Madison Avenue, Sixth Floor  
New York, New York 10022  
(212) 743-7067

To:

**114-08 Taipei Inc.**  
New York Secretary of State  
One Commerce Plaza  
99 Washington Avenue  
Albany, New York 12210

-and-

114-27 Taipei Court  
Queens, New York

**Wing Fung Chau**  
3 August Lane  
Old Westbury, New York 11568

**Xiu Qin Shi**  
3 August Lane  
Old Westbury, New York 11568

**Keun Chan**  
176 Leigh Street  
Clinton, New York 08809

**City of New York Environmental Control Board**  
100 Church Street  
New York, NY 10007

**New York City Department of Finance**  
100 Church Street  
New York, NY 10007

**New York State Department of Taxation and Finance**  
Attn: Office of Counsel  
W.A. Harriman State Campus, Building 9  
Albany, New York 12227

**Scott Siller, Esq.**  
Referee  
706 Equestrian Way  
Westbury, New York 11509

**Tenants/Occupants in Possession**  
114-27 Taipei Court  
Queens, New York

SUPREME COURT - COUNTY OF QUEENS.

BP3 CAPITAL LLC, Plaintiff -against- 114-08 TAIPEI INC., et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated June 5, 2025 and entered on June 10, 2025, 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 Friday, November 14, 2025 at 11:00 a.m. premises situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows: BEGINNING at the corner formed by the intersection of the current westerly side of 115th Street and the southerly side of Poppenhusen Avenue, and thence running southerly along the easterly side of 115th Street 777.05 feet to a point and thence running south 57 degrees 51 minutes 27.5 seconds west a distance of 497.58 feet; being a plot 70.00 feet by 20.00 feet by 70.00 feet by 20.00 feet. Block: 4019 Lot: 136

Said premises known as 114-27 TAIPEI COURT, QUEENS, NY

Approximate amount of lien \$1,357,568.20 plus interest & costs.

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

Index Number 717619/2021.

SCOTT H. SILLER, ESQ., Referee

Schwartz Sladkus Reich Greenberg Atlas LLP

Attorney(s) for Plaintiff

444 Madison Ave., 6th Floor, New York, NY 10022

{\* Queens Daily Eagle\*}