

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

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GF LENDER LLC,

Index No. 704547/2015

Plaintiff,

-against-

**NOTICE OF SALE**

BULL CONSULTING INC., GESS CORP.,  
MILLENNIUM TAXIMETER CORP., NEW YORK  
CITY ENVIRONMENTAL CONTROL BOARD, NEW  
YORK CITY DEPARTMENT OF FINANCE,  
OLYMPIAN FUEL & OIL CORP., NEW YORK  
STATE DEPARTMENT OF TAXATION, NEW  
YORK STATE DEPARTMENT OF TAXATION AND  
FINANCE, FOOD MART SHELL STATION,  
MILLENNIUM TAXI METER, DOWNTOWN TAXI  
MANAGEMENT, ELLEN M. WALKER AS CO-  
EXECUTOR OF THE ESTATE OF EVGENY  
FREIDMAN and VSEVOLOD GARANIN AS CO-  
EXECUTOR OF THE ESTATE OF EVGENY  
FREIDMAN,

Defendants.

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Pursuant to the Judgment of Foreclosure and Sale (the “Judgment”) dated November 14, 2025, and entered on November 19, 2025, in the above entitled action, I, the undersigned Referee will sell at public auction at the Queens County Supreme Court, located at 88-11 Sutphin Boulevard, Jamaica, New York 11435, in Courtroom 25, on **January 23, 2026 at 11:00 A.M.**, (the “Foreclosure Auction”) premises known as 48-02 Van Dam Street a/k/a 31-44 31st Place, Queens, New York 11101 (Block: 284; Lot: 14) (the “Property”) and described in Schedule “A” annexed hereto.

As of the date of the Judgment, the approximate amount of the lien is \$4,518,793.88, plus accrued interest and costs. Premises will be sold subject to the provisions of the filed Judgment and terms of sale.

Fearonce G. LaLande, Esq., Referee



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**SCHEDULE A**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE FIRST WARD, BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BEING KNOWN AS AND BY TAX NO. 14 IN BLOCK 284, SECTION 2, ON THE TAX MAP OF THE CITY OF NEW YORK FOR THE BOROUGH OF QUEENS AS SAME EXISTED ON AUGUST 27, 1942 AND WHICH SAID LOT IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF 48TH AVENUE (FORMERLY ANABLE AVENUE) WITH THE WESTERLY SIDE OF VAN DAM STREET AS THE SAID STREETS ARE LAID OUT AND SHOWN ON THE FINAL TOPOGRAPHICAL MAP OF THE CITY OF NEW YORK;

RUNNING THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF VAN DAM STREET, 125 FEET;

THENCE WESTERLY AND PARALLEL WITH 48TH AVENUE, 80.01 FEET;

THENCE NORTHERLY AND PARALLEL WITH VAN DAM STREET, 25 FEET;

THENCE WESTERLY AND AGAIN PARALLEL WITH 48TH AVENUE, 100.01 FEET TO THE EASTERLY SIDE OF 31ST PLACE;

THENCE NORTHERLY ALONG THE EASTERLY SIDE OF 31ST PLACE, 100 FEET TO THE SOUTHEASTERLY CORNER OF SAID 31ST PLACE AND 48TH AVENUE;

THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF 48TH AVENUE, 180.02 FEET TO THE CORNER AT THE POINT OR PLACE OF BEGINNING.

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