

SUPREME COURT - COUNTY OF NEW YORK.

ONESTONE LENDING LLC, Plaintiff -against- ALTA OPERATIONS, LLC, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated November 17, 2023 and entered on November 27, 2023 , I, the undersigned Referee will sell at public auction in Room 252 of the New York County Courthouse, 60 Centre Street New York, NY on February 10, 2026 at 2:15 p.m. premises situate, lying and being in the Borough of Manhattan, County and State of New York, known as The Tower Unit 10A in the building known as "One Riverside Park Condominium" together with an undivided 0.3653% interest in the common elements. Block: 1171 Lot: 2508. Said premises known as 50 RIVERSIDE BOULEVARD, UNIT 10A, NEW YORK, NY 10069. Approximate amount of lien \$1,027,596.74 plus interest & costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale. Index Number 850198/2020. JERRY MEROLA, ESQ., Referee. The Camporeale Law Group PLLC, Attorney(s) for Plaintiff, 585 Stewart Avenue, 770, Garden City, NY 11530

{\* AMSTERDAM\*}

**AFFIRMATION OF SERVICE**

**MICHAEL E. CAMPOREALE**, an attorney duly admitted to practice law in the State of New York, affirms the following to be true under the penalty of perjury:

I am a member of The Camporeale Law Group PLLC, 585 Stewart Avenue, Suite 770, Garden City, New York 11530.

That on December 18, 2025, I served the annexed NOTICE OF SALE upon:

AMERICAN EXPRESS NATIONAL BANK  
C/O CT CORP.  
28 LIBERTY ST., 42ND FLOOR  
NEW YORK, NY 10005

BEAS1 LLC  
37 PORTICO PLACE, UNIT A6  
GREAT NECK, NEW YORK 11021

KINGS AUTOMOTIVE HOLDINGS, LLC  
C/O THE MIRONOV GROUP LLC  
2025 LINCOLN HIGHWAY, SUITE 330  
EDISON, NEW JERSEY 08817

NISSAN MOTOR ACCEPTANCE CORPORATION  
C/O CORPORATION SERVICE  
COMPANY 80 STATE ST.  
ALBANY, NEW YORK 1220

VENIAMIN NILVA  
3201 NE 183RD ST., SPT. 2004  
AVENTURA, FLORIDA 33160

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE  
W.A. HARRIMAN CAMPUS  
ALBANY, NEW YORK  
12227

at the address designated by said party for that purpose by regular mail with **the United States Postal Service.**

Dated: Garden City, New York  
December 18, 2025

/s/ Michael E. Camporeale  
MICHAEL E. CAMPOREALE