

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

11221 JAMAICA AVE, L.P.,

Plaintiff,

-against-

SINO NORTHEAST METALS (U.S.A.), INC. A/K/A SINO
NORTHERN METALS (U.S.A.) INC., NEW YORK CITY OF
DEPARTMENT OF FINANCE, NEW YORK STATE
DEPARTMENT OF TAXATION AND FINANCE, NEW
YORK CITY ENVIRONMENTAL CONTROL BOARD,
“JOHN DOE #1” through “JOHN DOE #12”, the last twelve
names being fictitious and unknown to plaintiff, the persons or
parties intended being the tenants, occupants, persons or
corporations, if any, having or claiming an interest in or lien upon
the premises, described in the complaint,

Defendants.

Index No. 708506/2020

NOTICE OF SALE

PLEASE TAKE NOTICE that Pursuant to a Judgment of Foreclosure and Sale in the above-entitled action dated August 20, 2025 and entered on November 5, 2025 Joseph Misk, Esq, the Referee, will sell in one parcel at public auction on the 6th day of February, 2026 at 11:00 a.m., the premises directed by said Judgment to be sold at public auction on the Courthouse steps of the Queens County Supreme Court located at 88-11 Sutphin Boulevard, Courtroom 25, Jamaica, New York 11435. Said premises is commonly known as 112-21 Jamaica Avenue, Richmond Hill, New York 11418 and is described as follows:

SEE ATTACHED SCHEDULE A

The approximate amount of the Judgment is \$557,349.56 plus interest thereon, together with costs, allowances, attorney's fees and expenses of sale as awarded by the Court in said Judgment.

Dated: January 14, 2026
Suffern, New York

MENASHE & LAPA LLP

by: /s/ Chezki Menashe
Chezki Menashe, Esq.
400 Rella Boulevard, Suite 190
Montebello, New York 10901
Tel. No.: (845) 520-9220

SUPREME COURT - COUNTY OF QUEENS

11221 JAMAICA AVE, L.P, Plaintiff -against- SINO NORTHEAST METALS (U.S.A.), INC. et al; Defendant(s). Index No. 708506/2020 Pursuant to a Judgment of Foreclosure and Sale dated November 5, 2025 and entered on November 5, 2025, I, the undersigned Referee will sell at public auction on the steps of the Queens County Courthouse located at 88-11 Sutphin Boulevard, Courtroom 25, Jamaica, NY on February 6, 2026 at 11:00 a.m. ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows: BEGINNING at a point on the Northerly side of Jamaica Avenue, distant 268.71 feet Westerly from the corner formed by the intersection of the Northerly side of Jamaica Avenue and the Westerly side of 114th (Elm Street) (Stoothoof Avenue); RUNNING THENCE Northerly parallel with the Easterly side of 112th Street, 105.29 feet; THENCE Westerly along a line forming an interior angle of 81 degrees 29 minutes with the last mentioned course, a distance of 20.57 feet;

THENCE Southerly along a line forming an interior angle of 98 degrees 31 minutes with the last mentioned course, a distance of 7.75 feet; THENCE Easterly at right angles to the last mentioned course, a distance of 0.34 feet; THENCE Southerly parallel with the Easterly side of 112th Street and part of the distance through a party wall, a distance of 100 feet to the Northerly side of Jamaica Avenue; THENCE Easterly along the Northerly side of Jamaica Avenue, a distance of 20.73 feet to the point or place of BEGINNING.

Said premises known as 112-21 Jamaica Avenue, Richmond Hill, New York 11418; Block 9226; Lot 26

Approximate amount of lien \$557,349.56 plus interest and costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale and Index Number 708506/2020

JOSEPH MISK, ESQ., Referee

MENASHE AND LAPA LLP,

ATTORNEY(S) FOR PLAINTIFF

400 RELLA BLVD., SUITE 190, SUFFERN, NY 10901

DATED: January 12, 2026

ADVANTAGE FORECLOSURE SERVICES, INC.

Title No. FCL-154466-20 (File No. N/A)

SCHEDULE A
DESCRIPTION**Block 9226 Lot 26**

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, bounded and described as follows:

BEGINNING at a point on the Northerly side of Jamaica Avenue, distant 268.71 feet Westerly from the corner formed by the intersection of the Northerly side of Jamaica Avenue and the Westerly side of 114th (Elm Street) (Stoothoof Avenue);

RUNNING THENCE Northerly parallel with the Easterly side of 112th Street, 105.29 feet;

THENCE Westerly along a line forming an interior angle of 81 degrees 29 minutes with the last mentioned course, a distance of 20.57 feet;

THENCE Southerly along a line forming an interior angle of 98 degrees 31 minutes with the last mentioned course, a distance of 7.75 feet;

THENCE Easterly at right angles to the last mentioned course, a distance of 0.34 feet;

THENCE Southerly parallel with the Easterly side of 112th Street and part of the distance through a party wall, a distance of 100 feet to the Northerly side of Jamaica Avenue;

THENCE Easterly along the Northerly side of Jamaica Avenue, a distance of 20.73 feet to the point or place of BEGINNING.

Premises known as 112-21 Jamaica Avenue, Richmond Hill, New York 11418