

SUPREME COURT - COUNTY OF QUEENS

BRIDGE LOAN VENTURE V TRUST 2017-1, Plaintiff -against- NEW YORK REAL ESTATE EQUITIES LLC., *et al* Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated October 21, 2025, I, the undersigned Referee will sell, as a single parcel, at public auction at the Queens County Courthouse steps located at 88-11 Sutphin Boulevard, Jamaica, NY 11435 on January 9, 2026 at 11:00 a.m. the following property:

(1) 199-40 34th Avenue, Bayside, NY 11358 (Block: 6078, Lot: 7): Premises situated, lying and being in the Borough of Queens, County of Queens and State of New York, bounded and described as follows: ALL that certain plot, piece or parcel of land, with the building and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, known and designated as and by Lot No. 7 in Block 9833 on a certain map entitled "Map of Treasureland, Third Ward, Borough of Queens, City and State of New York, name of owners and filers, Treasureland Homes Corporation, 1335 Grand Street, Brooklyn, N.Y., A.U. Whitson C.E. and C.S., Flushing, N.Y." and filed in the Offices of the Clerk of the County of Queens on September 25, 1925, as Map No. 4 763, being more particularly bounded and described as follows: BEGINNING at a point on the southerly side of 34111 Avenue, distant 60 feet westerly from the corner formed by the intersection of the southerly side of the 34111 Avenue with the westerly side of 200111 Street; RUNNING THENCE southerly parallel with 200111 Street and part of the distance through a party wall, 100 feet; THENCE westerly parallel with 34111 Avenue, 20 feet; THENCE northerly parallel with 200111 Street, 100 feet to the southerly side of 34111 Avenue; and THENCE easterly along said side of 34111 Avenue, 20 feet to the point or place of BEGINNING. SUBJECT, however, to an easement of right of way of 4 1/2 feet on the westerly side of the property hereby conveyed.

Said premises known as 199-40 34th Avenue, Bayside, NY 11358 (Block: 6078, Lot: 7)

Approximate amount of lien \$1,279,805.71 plus interest & costs.

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

Index Number 710371/2022

BARRY S. SEIDEL, ESQ., Referee

Tsyngauz & Associates, P.C.

Attorney(s) for Plaintiff

225 Broadway, Suite 2640, New York, NY 10007

{ *Queens Dailey Eagle* }