

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

ABACUS FEDERAL SAVINGS BANK

Plaintiff,

-against-

ALBERT LAU A/K/A ALBERT C. LAU; NEW YORK
CITY PARKING VIOLATIONS BUREAU PAYMENT
AND ADJUDICATION CENTER OF QUEENS; NEW
YORK CITY ENVIRONMENTAL CONTROL BOARD,
MICHELLE ADDEO; CHRISTIAN DOE; ANGEL
FAJARDO,

Defendants,

INDEX # 723631/2022

NOTICE OF SALE

Pursuant to a Judgment of Foreclosure and Sale entered on October 22nd, 2024 within is a copy of the Notice of Sale for the above captioned matter.

Dated: Manhasset, New York
December 20, 2024

David A. Gallo & Associates LLP

/s/ Frank A. Morrone, Esq.
Frank A. Morrone, Esq.
Attorney for Plaintiff
47 Hillside Avenue - 2nd Floor
Manhasset, NY 11030

TO ALBERT LAU A/K/A ALBERT C. LAU
3-24 150TH STREET
WHITESTONE, NY 11357

CHRISTIAN DOE
3-24 150TH STREET
WHITESTONE, NY 11357

MICHELLE ADDEO
3-24 150TH STREET
WHITESTONE, NY 11357

ANGEL FAJARDO
3-24 150TH STREET
WHITESTONE, NY 11357

Gregory M. LaSpina, Esq.
1902 Whitestone Expy, Ste 302
Whitestone, NY 11357
Referee

SUPREME COURT - COUNTY OF QUEENS.

ABACUS FEDERAL SAVINGS BANK, Plaintiff -against- ALBERT LAU A/K/A ALBERT C. LAU, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated October 17, 2024, 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 February 14, 2025 at 10:00 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 a point on the westerly side of 150th Street, distant 208.57 feet southerly from the corner formed by the intersection of the southerly side of 3rd Avenue and the westerly side of 150th Street; being a plot 61.05 feet by 127.69 feet by 60.48 feet by 123.29 feet. Block: 4495 Lot: 101

Said premises known as 3-24 150TH STREET, WHITESTONE, NY 11357

Approximate amount of lien \$402,277.38 plus interest & costs.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Index Number 723631/2022.

GREGORY M. LASPINA, ESQ., Referee

David A. Gallo & Associates LLP

Attorney(s) for Plaintiff

47 Hillside Avenue, 2nd Floor, Manhasset, NY 11030

File# 8701.22

{* Queens Daily Eagle*}

INDEX # 723631/2022

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

ABACUS FEDERAL SAVINGS BANK

Plaintiff,

-against-

ALBERT LAU A/K/A ALBERT C. LAU, et al

Defendant(s)

NOTICE OF SALE

DAVID A. GALLO & ASSOCIATES LLP

Attorneys for Plaintiff
47 Hillside Avenue - 2nd Floor
Manhasset, NY 11030
(516) 583-5330
Our file #: 8701.22

To:

Attorney(s) for

Service of a copy of the within _____ is hereby admitted.

Dated: _____

Attorney's for:

Sir:-Please take notice

☐ NOTICE OF ENTRY

that the within is a (certified) true copy of a

duly entered in the office of the clerk of the within named court on

2024

☐ NOTICE OF SETTLEMENT

that an order _____ of which the within is a true copy will be presented for
settlement to the HON. _____ one of the judges

of the within named court, at

on 2024 at _____ M.

Dated,

Yours, etc.

DAVID A. GALLO & ASSOCIATES LLP

Office & P.O. Address

47 Hillside Avenue - 2nd Floor

Manhasset, NY 11030