

NOTICE OF SALE

SUPREME COURT – COUNTY OF BRONX —

SMS FINANCIAL STRATEGIC INVESTMENTS III, LLC, Plaintiff,

against GMT 3435 REALTY LLC; MARUKA GOJCAJ; NEW YORK CITY

ENVIRONMENTAL CONTROL BOARD; SPRAGUE OPERATING RESOURCES LLC;

CRIMINAL COURT OF THE CITY OF NEW YORK; DEPARTMENT OF HOUSING

PRESERVATION AND DEVELOPMENT OF THE CITY OF NEW YORK, Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 7, 2024, I, the undersigned Referee will sell in one parcel at public auction in Courtroom 711 of the Bronx County Courthouse located at 851 Grand Concourse, Bronx, NY 10451, in the City of New York, County Of Bronx, State of New York, on December 9, 2024 at 2:15 P.M., the premises described as follows: All that tract or parcel of land, situate in the City of New York, County of Bronx and State of New York known as and by the street address 3435 Olinville Avenue, Bronx, New York, designated on the tax map of the Bronx as Block 4627, Lot 29.

Approximate amount of judgment: \$3,887,194.83 plus attorney's fees, interest and costs.

Premises will be sold subject to provisions of filed Judgment under Index No. 816343/2022E.

RICARDO OQUENDO, Referee

JASNE & FLORIO, L.L.P.
Attorneys For Plaintiff
30 Glenn Street, Suite 103
White Plains, New York 10603
(914) 997-1212

Dated: October 24, 2024