

SUPREME COURT - COUNTY OF QUEENS

TLOA MORTGAGE, LLC, Plaintiff -against- 109-08 NORTHERN BLVD LLC, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated February 14, 2023 and entered on February 21, 2023, 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 June 20, 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 southerly side of Northern Boulevard, distant 126.43 feet westerly from the corner formed by the intersection of the southerly side of Northern Boulevard with the westerly side of 110th Street; RUNNING thence Southerly parallel with 110th Street and part of the distance through a party wall 105.77 feet; THENCE Westerly parallel with Northern Boulevard 21.48 feet; THENCE Northerly again parallel with 110th Street, 92.99 feet; THENCE still northerly at right angles to Northern Boulevard 11.99 feet to the southerly side of Northern Boulevard; THENCE Easterly along the southerly side of Northern Boulevard 17.39 feet to the point or place of BEGINNING. Block: 1724 Lot: 5

Said premises known as 109-08 NORTHERN BOULEVARD, CORONA, NY 11368

Approximate amount of lien \$1,758,218.00 plus interest & costs.

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

Index Number 704446/2021.

AUSTIN I. IDEHEN, ESQ., Referee

The Camporeale Law Group PLLC

Attorney(s) for Plaintiff

585 Stewart Avenue, 770, Garden City, NY 11530

{* Queens Daily Eagle*}

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 May 6, 2025, I served the annexed NOTICE OF SALE upon:

LAW OFFICES OF BRUCE RICHARDSON, P.C.
14 WALL STREET, 20TH FLOOR
NEW YORK, NEW YORK 10005
ATTORNEY FOR 109-08 NORTHERN BLVD LLC AND MERLY VERA
BUSTAMANTE

VIA NYSCEF, AND UPON:

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
W. HARRIMAN CAMPUS BLDG. 9
ALBANY, NY 11203

NEW YORK CITY PARKING VIOLATIONS BUREAU
100 CHURCH ST.
NEW YORK, NY 10007

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 CHURCH ST.
NEW YORK, NY 10007

NEW YORK CITY TRANSIT ADJUDICATION BUREAU
100 CHURCH ST.
NEW YORK, NY 10007

MI CASITA BAKERY A/K/A MI CASITA BAKERY AND COFFEE SHOP INC
A/K/A MI CASITA BAKERY OF NEW YORK, INC.,
100 CHURCH ST.
NEW YORK, NY 10007

EMELCI VERA
109-08 NORTHERN BOULEVARD,
2ND FLOOR CORONA, NEW YORK 11368

JUAN ZELER
109-08 NORTHERN BOULEVARD, 3RD FLOOR
CORONA, NEW YORK 11368

JULIEA SANTOS
109-08 NORTHERN BOULEVARD, 3RD FLOOR
CORONA, NEW YORK 11368

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

Dated: Garden City, New York
May 6, 2025

/s/ Michael E. Camporeale
MICHAEL E. CAMPOREALE