

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

STRONG 7740 LLC,

Plaintiff,

-against-

114-08 TAIPEI INC., XIU QIN SHI, KUEN
CHAN, WING FUNG CHAU, CHUN CHEUNG
LAU, NEW YORK CITY DEPARTMENT OF
FINANCE, NEW YORK STATE
DEPARTMENT OF TAXATION AND
FINANCE,

Defendants.

Index No.: 712776/2020

NOTICE OF SALE

PLEASE TAKE NOTICE:

Please find enclosed Notice of Sale indicating that the premises known as 114-03 Taipei Court, Queens, New York 11356, 114-11 Taipei Court, Queens, New York 11356, and 114-21 Taipei Court, Queens, New York 11356 will be sold at public auction on **September 27, 2024 at 11:00 a.m.** at the Queens County Supreme Court, located at 88-11 Sutphin Blvd., Courtroom #25, Jamaica, New York 11435.

Dated: New York, New York
August 22, 2024

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Attorneys for Plaintiff

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Referee
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Tenants/Occupants in Possession
114-03 Taipei Court
Queens, New York 11356

Tenants/Occupants in Possession
114-11 Taipei Court
Queens, New York 11356

Tenants/Occupants in Possession
114-21 Taipei Court
Queens, New York 11356

SUPREME COURT - COUNTY OF QUEENS.

STRONG 7740 LLC, Plaintiff -against- 114-08 TAIPEI INC., et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated January 24, 2024 and entered on January 31, 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 September 27, 2024 at 11:00 a.m. premises to be sold in separate single parcels:

AS TO BLOCK 4019 LOT 126

situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows: BEGINNING at the corner formed by the intersection of the current westerly side of 115th Street and the southerly side of Poppenhusen Avenue, and thence running southerly along the easterly side of 115th Street 1,058.13 feet and thence the following 6 courses and distances: 1. Westerly forming an angle of 105 degrees 26 minutes 29.3 seconds in the northwesterly quadrant a distance of 20.75 feet; 2. Southerly and forming an interior angle of 144 degrees 26 minutes 29.3 seconds a distance of 11.14 feet; 3. Southwesterly and forming an interior angle of 144 degrees 43 minutes 25.3 seconds a distance of 383.05 feet; 4. Northwesterly and forming an interior angle of 108 degrees 34 minutes 38 seconds a distance of 476.06 feet; 5. Easterly and forming an interior angle of 32 degrees 08 minutes 25.9 seconds a distance of 106.27 feet; 6. Northerly and forming an interior angle of 81 degrees 51 minutes 13.2 seconds a distance of 7.29 feet.

Said premises known as 114-03 TAIPEI COURT, QUEENS, NY

AS TO BLOCK 4019 LOT 130

situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows: BEGINNING at the corner formed by the intersection of the current westerly side of 115th Street and the southerly side of Poppenhusen Avenue, and thence running southerly along the easterly side of 115th Street 1,058.13 feet and thence the following 6 courses and distances: 1. Westerly forming an angle of 105 degrees 26 minutes 29.3 seconds in the northwesterly quadrant a distance of 20.75 feet; 2. Southerly and forming an interior angle of 105 degrees 26 minutes 29.3 seconds a distance of 11.14 feet; 3. Southwesterly and forming an interior angle of 144 degrees 43 minutes 25.3 seconds a distance of 383.05 feet; 4. Northwesterly and forming an interior angle of 108 degrees 34 minutes 38 seconds a distance of 476.06 feet; 5. Easterly and forming an interior angle of 32 degrees 08 minutes 25.9 seconds a distance of 106.27 feet; 6. Northerly and forming an interior angle of 81 degrees 51 minutes 13.2 seconds a distance of 87.29 feet.

Said premises known as 114-11 TAIPEI COURT, QUEENS, NY

AS TO BLOCK 4019 LOT 133

situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows: BEGINNING at the corner formed by the intersection of the current westerly side of 115th Street and the southerly side of Poppenhusen Avenue, and thence running southerly along the easterly side of 115th Street 777.05 feet to a point and thence running south 57 degrees 51 minutes 27.5 seconds west a distance of 557.58 feet; being a plot 70.00 feet by 20.00 feet by 70.00 feet by 20.00 feet.

Said premises known as 114-21 TAIPEI COURT, QUEENS, NY

Approximate amount of lien \$3,922,166.76 plus interest & costs.

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

Index Number 712776/2020.

MICHAEL CERVINI, ESQ., Referee

Schwartz Sladkus Reich Greenberg Atlas LLP

Attorney(s) for Plaintiff

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{* Queens Daily Eagle*}