

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

----- X
NYCTL 2016-A TRUST, and THE BANK OF NEW YORK: Index No. 708640/2017
MELLON, as Collateral Agent and Custodian for the:
NYCTL 2016-A TRUST, :

Plaintiffs, :

- against - :

NOTICE OF SALE

SOOKDEO RAGOO, GANACE RAGOO, NEW YORK:
CITY ENVIRONMENTAL CONTROL BOARD, NEW:
YORK CITY PARKING VIOLATIONS BUREAU, NEW:
YORK CITY DEPARTMENT OF FINANCE, and MRS:
DAVI, :

Defendants. :

----- X
PLEASE TAKE NOTICE, that pursuant to the terms of the Ex-Parte Judgment of Foreclosure and Sale (the “Judgment”), issued by the Honorable Carmen Velasquez, Justice of the Supreme Court, the subject property located at 91-24 Lefferts Boulevard, Richmond Hill, New York 11418, and designated as Block 9350, Lot 16, has been scheduled for public auction on the front Courthouse steps of the Queens County Supreme Court, located at 88-11 Sutphin Boulevard, Jamaica, New York 11435, on Friday, October 25, 2024 at 11:00 am.

Until further notice, in light of the COVID-19 pandemic, and in order to ensure the implementation of safety measures, foreclosure auctions will temporarily be held outside on the courthouse steps. It is the duty of the referee assigned to conduct the auction to make sure that all bidders, interested parties, and observers are wearing masks and observing proper social distancing. The transfer of title documents will occur at such location as determined by the Referee, or at such other place as agreed upon by the parties in writing, within the time limits specified in the Terms of Sale. All participants in the closing must comply with any face-covering rule, regulation, or order in effect at the time of closing. Should a bidder fail to comply, the Referee

may cancel the closing and hold the bidder in default.

Dated: New York, New York
September 16, 2024

SEYFARTH SHAW LLP
Attorneys for Plaintiffs

By: /s/Gershon Akerman

Gershon Akerman
620 Eighth Avenue
New York, New York 10018
Phone: (212) 218-5500
Fax: (212) 218-5526

To: SOOKDEO RAGOO
91-24 Lefferts Boulevard
Richmond Hill, New York 11418

GANACE RAGOO
91-24 Lefferts Boulevard
Richmond Hill, New York 11418

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 Church Street
New York, New York 10007

NEW YORK CITY PARKING VIOLATIONS BUREAU
Legal Division
66 John Street
New York, New York 10038

NEW YORK CITY DEPARTMENT OF FINANCE
100 Church Street
New York, New York 10007
Attention: Commissioner of Finance

MRS. DAVI
91-24 Lefferts Boulevard
Richmond Hill, New York 11418

RICHARD LUNENFELD, ESQ.

Referee

2600 Natta Boulevard

Bellmore, New York 11710

SUPREME COURT - COUNTY OF QUEENS.

NYCTL 2016-A TRUST, and THE BANK OF NEW YORK MELLON, as Collateral Agent and Custodian for the NYCTL 2016-A TRUST, Plaintiffs -against- SOOKDEO RAGOO, GANACE RAGOO, et al.

Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated March 9, 2018 and entered on March 22, 2018, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY 11435, on Friday, or at such other location in the courthouse that the Court may designate for conducting this foreclosure auction on October 25, 2024 at 11:00 a.m. premises situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, bounded and described as follows: BEGINNING at a point of the westerly side of Lefferts Boulevard, distant 200 feet southerly from the corner formed by the intersection of the southerly side of 91st Avenue with the westerly side of Lefferts Boulevard; being a plot 93.10 feet by 50.05 feet by 93.10 feet by 50.05 feet. Block: 9350 Lot: 16

Said premises known as 91-24 LEFFERTS BOULEVARD, RICHMOND HILL, NY 11418

Approximate amount of lien \$26,054.79, through November 29, 2017, plus interest fees & costs.

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

Index Number 708640/2017.

RICHARD LUNENFELD, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{ * DAILY NEWS* }