

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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NYCTL 1998-2 TRUST, and THE BANK OF NEW YORK: Index No. 706149/2019
MELLON, as Collateral Agent and Custodian for the:
NYCTL 1998-2 TRUST, :

Plaintiffs, :

- against - :

NOTICE OF SALE

MAXITO REALTY CORP., MANTA CONSTRUCTION:
a/k/a MANTA CONSTRUCTION CORP., JOHN ZAPAS,:
CHRISTOPHER VARDAROS, NICK MELISSIONOS,:
COSTAS KASTIFAS, KONSTANTINOS TSAHAS,:
UNIVERSITY STUDIO INC., as assignee of A & P COAT:
APRON, & LINEN SUPPLE, INC. d/b/a UNITEX:
TEXTILE RENTAL SERVICES, WAYNE WARNER, as:
assignee of YU LING HU and as assignee of HUNG FAR:
REALTY LLC, YU LING HU, HUNG FAR REALTY:
LLC, NEW YORK STATE DEPARTMENT OF:
TAXATION AND FINANCE, NEW YORK CITY:
ENVIRONMENTAL CONTROL BOARD, and NEW
YORK CITY DEPARTMENT OF FINANCE,

Defendants.

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PLEASE TAKE NOTICE, that pursuant to the terms of the Judgment of Foreclosure and
Sale (the “Judgment”), issued by the Honorable Anna M. Grimaldi Justice of the Supreme Court,
the subject property located at 131-56 40th Road, Flushing, New York 11354 and designated as
Block 5060, Lot 46, 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, January 3, 2025 at 10:00 a.m.

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
December 4, 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: JOHN LEHR, ESQ.
Attorney for Defendant Maxito Realty Corp.
1979 Marcus Avenue, Suite 210
New Hyde Park, New York 11042

MANTA CONTRUCTION a/k/a MANTA CONSTRUCTION CORP.
29-11 40th Road
Long Island City, New York 11101

-and-

c/o John Zapas
651 South 9th Street
New Hyde Park, New York 11040

JOHN ZAPAS
651 South 9th Street
New Hyde Park, New York 11040

CHRISTOPHER VARDAROS
2230 74th Street
East Elmhurst, New York 11370

NICK MELISSIONOS
45-48 51st Street
Woodside, New York 11377

COSTA KASTIFAS
21 The Ridge
Manhasset, New York 11030

KONSTANTINOS TSAHAS
45-48 51st Street
Woodside, New York 11377

UNIVERSITY STUDIO INC., as assignee of A & P COAT, APRON & LINEN
SUPPLY, INC., d/b/a UNITEX TEXTILE RENTAL SERVICES
107 University Plae, #6D
New York, New York 10003

WAYNE WARNER, as assignee of YU LING HU and as assignee of HUNG FAR
REALTY LLC
315 East Singer Street
Philadelphia, Pennsylvania 19120

YU LING HU
246-15 Cambria Avenue
Little Neck, New York 11362

HUNG FAR REALTY LLC
36-38 Main Street
Flushing, New York 11354

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
Attn: Office of Counsel
Building 9, W.A. Harriman Campus
Albany, New York 12227

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

NEW YORK CITY DEPARTMENT OF FINANCE
1 Centre Street, Suite 550
New York, New York 10007
Attn: Commissioner of Finance

SCOTT H. SILLER, ESQ.

Referee

706 Equestrian Way

Westbury, New York 11590

SUPREME COURT - COUNTY OF QUEENS.

NYCTL 1998-2 TRUST, and THE BANK OF NEW YORK MELLON, as Collateral Agent and Custodian for the NYCTL 1998-2 TRUST, Plaintiffs -against- MAXITO REALTY CORP., et al. Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated October 29, 2024 and entered on October 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 11435, or at such other location in the courthouse that the Court may designate for conducting this foreclosure auction on Friday January 3, 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 southeasterly side of 40th Road, distant 235.73 feet southwesterly from the corner formed by the intersection of the southeasterly side of 40th Road with the southwesterly side of Lawrence Street; being a plot 70 feet by 25 feet by 70 feet by 25 feet.

Block: 5060 Lot: 46.

Said premises known as 131-56 40TH ROAD, FLUSHING, NY 11354

Approximate amount of lien \$372,227.38, through April 26, 2023, plus interest fees & costs.

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

Index Number 706149/2019.

SCOTT H. SILLER, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{ * DAILY NEWS* }