

NOTICE OF SALE
SUPREME COURT - COUNTY OF QUEENS

CITIBANK, N.A. AS TRUSTEE FOR BS ALTA 2006-8,

Plaintiff,

Against

YOLANDA ALZATE; et al,

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 11/13/2009, I, the undersigned Referee, will sell at public auction, at Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25, on 1/10/2025 at 10:00AM, premises known as 14-09 131st Street, Unit 2, College Point, NY 11356, And Described As Follows:

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at College Point, Third Ward of the Borough and County of Queens City And State Of New York.

Block 4099 Lot 20

The approximate amount of the current Judgment lien is \$580,500.37 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index #5223/09; E-File Index #706583/2021

Stephanie S. Goldstone, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 MIDLAND AVENUE, SUITE 205, PORT CHESTER, NY 10573

Dated: 11/11/2024 File Number: 15-312845 mbayram

SUPREME COURT OF THE STATE OF NEW YORK:
COUNTY OF QUEENS

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CITIBANK, N.A. AS TRUSTEE FOR BS ALTA
2006-8

INDEX NO: 706583/2021

Plaintiff,

-against-

YOLANDA ALZATE, MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. AS NOMINEE
FOR HSBC MORTGAGE CORPORATION (USA),
NEW YORK CITY ENVIRONMENTAL CONTROL
BOARD, NEW YORK CITY TRANSIT
ADJUDICATION BUREAU, CARLOS LASSO,
GEORGE NEOFYTIOIS

AFFIRMATION OF SERVICE

Defendants.

-----X

STATE OF NEW YORK
COUNTY OF WESTCHESTER

I, Ian Berman affirm this 11th day of December 2024, under the penalties of perjury,
under the laws of New York State, which may include a fine or imprisonment, that the foregoing
is true and correct, and I understand that this document may be filed in an action or proceeding in
a court of law.

I am over the age of eighteen years and am not a party herein, that I maintain my place of
employment in Westchester County and that on December 11th, 2024 I caused a copy of the
enclosed **Notice of Sale** to go into the mail by placing said motion with the mailroom of McCabe,
Weisberg & Conway, LLC, who, in their normal course of duties, placed the motion and exhibits
in a properly sealed envelope, with proper postage, for first class U.S. Mail delivery to the
following addresses:

Stanislav Gomberg, Esq.
108-18 Queens Blvd. Suite 404
Forest Hills, New York 11375
Attorney for Yolanda Alzate

Yolanda Alzate
14-09 131st Street 2nd Floor
College Point, New York 11356

Mortgage Electronic Registration Systems, Inc. as nominee for HSBC Mortgage Corporation
(USA)
1818 Library Street Suite 300
Reston, Virginia 20190

New York City Environmental Control Board
100 Church Street
New York, New York 10007

New York City Transit Adjudication Bureau
130 Livingston Street
Brooklyn, New York 11201

Carlos Lasso
14-09 131st Street 1st Floor Unit 2
College Point, New York 11356

George Neofytiois
14-09 131st Street 1st Floor Unit 2
College Point, New York 11356

Stephanie S. Goldstone, Esq.
2584 Steinway Street
Astoria, New York 11103
Court Appointed Referee

Dated: December 11, 2024



Ian Berman

Index No. 706583/2021

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS**

CITIBANK, N.A. AS TRUSTEE FOR BS ALTA
2006-8

PLAINTIFF

-against-

YOLANDA ALZATE, MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. AS NOMINEE
FOR HSBC MORTGAGE CORPORATION (USA),
NEW YORK CITY ENVIRONMENTAL CONTROL
BOARD, NEW YORK CITY TRANSIT
ADJUDICATION BUREAU, CARLOS LASSO,
GEORGE NEOFYTIOIS

DEFENDANTS.

NOTICE OF SALE

McCABE, WEISBERG & CONWAY, LLC

Attorneys for PLAINTIFF
10 Midland Ave., Suite 205
Port Chester, NY 10573
914.636.8900
914.636.8901 facsimile
