

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS-----X
CATHAY BANK,

Index No. 703928/2024

Plaintiff,

NOTICE OF SALE

Hon. Anna Cully, J.S.C.

-against-

Mortgaged Property:
131-48 40th Road
Flushing, New York 11354K & R REALTY 48 LLC, XIAO SONG ZHANG
and QIU HUA WANG,County: QueensBlock-Lot: 5060-149

Defendants.

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Pursuant to a Judgment of Foreclosure and Sale dated April 16, 2025 and duly entered in the above-entitled action in the Queens County Clerk's Office on April 23, 2025 (the "Judgment"), Martha Taylor, Esq., the Referee, duly appointed in this action for such purpose, will sell in one parcel at public auction to be held at Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25 on June 20, 2025, at 10:00 a.m., the premises described by said Judgment to be sold and therein described as follows:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, 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 40th Road, distant 343.33 feet westerly from the corner formed by the intersection of the southerly side of 40th Street and the westerly side of the old street line of College Point Boulevard (Lawrence Street); said point also being 310.73 feet from the new line intersection of the southerly side of 40th Street and the westerly side of the new street line of College Point Boulevard (Lawrence Street) at 100 feet wide;

RUNNING THENCE westerly, along the southerly side of 40th Road, 25 feet;

THENCE southerly, at right angles to the southerly side of 40th Road with party wall, 67.5 feet to a point;

THENCE easterly along a line forming an interior angle of 95 degrees 42 minutes 38 seconds with the preceding course, 25.12 feet;

THENCE northerly along a line forming an interior angle of 84 degrees 17 minutes 22 seconds with the preceding course, 70 feet to the southerly side of 40th Road, the point or place of BEGINNING.

Said mortgaged premises being known in the County of Queens, State of New York, as Block 5060 Lot 149, commonly known as 131-48 40th Road, Flushing, New York 11354 and shall be offered as a whole and sold off to the highest bidder under the following terms:

Subject to any facts that an inspection of the premises would disclose; any state of facts that an accurate survey of the premises would show; any covenants, restrictions, declarations, reservations, easements, right of way, and public utility agreements of record; any building and zoning ordinances of the municipality in which the premises is located and possible violations of same; any rights of any tenants or persons in possession of the premises; prior liens of record, if any, except those liens addressed in section 1354 of the Real Property Actions and Proceedings Law; and any equity of redemption of the United States of America to redeem the premises within 120 days from the date of sale.

Subject also to each and every other term of said Judgment and the terms of sale.

The amount due as per the Judgment on the mortgage is the sum of \$1,831,976.42, plus interest, and Plaintiff's advances, costs and expenses, all due as per the Judgment.

A copy of the terms of sale can be obtained from Robert J. Malatak, Esq., c/o Windels Marx Lane & Mittendorf, LLP, 156 West 56th Street, 23rd Floor, New York, New York 10019, telephone (212) 237-1000, attorneys for plaintiff Cathay Bank.

Dated: New York, New York
May 8, 2025

WINDELS MARX LANE & MITTENDORF, LLP

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