

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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NYCTL 1998-2 TRUST, and THE BANK OF NEW: Index No. 708067/2018
YORK MELLON, as Collateral Agent and Custodian for:
the NYCTL 1998-2 TRUST, :

Plaintiffs, :

- against - :

NOTICE OF SALE

BARODA PROPERTIES, INC., NAYANA SHAH,:
GAJANAN LAUD M.D.P.C. RETIREMENT PLAN,:
NEW YORK STATE DEPARTMENT OF TAXATION:
AND FINANCE, KAMI LAMA, CHIRRING LAMINI,:
HESS CORPORATION, NEXTBRIDGE ARC FUND LP,:
NEW YORK CITY ENVIRONMENTAL CONTROL:
BOARD, THE CITY OF NEW YORK, NEW YORK:
CITY DEPARTMENT OF HOUSING PRESERVATION:
AND DEVELOPMENT 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 Karen Lin, Justice of the Supreme Court,
dated February 14, 2025, the subject property located at 91-16 193rd Street, Hollis, New York
11423 and designated as Block 10820, Lot 49, 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, May 2, 2025 at 10:00 a.m.

Dated: New York, New York
February 27, 2025

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: BARODA PROPERTIES, INC.
71-24 35th Avenue
Jackson Heights, New York 11372

NAYANA SHAH
1 Denton Lane South
Lattingtown, New York 11560

GAJANAN LAUD M.D.P.C. RETIREMENT PLAN
66-47 Grand Avenue
Maspeth, New York 11378

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

KAMI LAMA
32-46 69th Street
Woodside, New York 11377

CHIRRING LAMINI
32-46 69th Street
Woodside, New York 11377

HESS CORPORATION
28 Liberty Street
New York, New York 10005

NEXTBRIDGE ARC FUND LP
50 Cragwood Road, Suite 100
South Plainfield, New Jersey 07080

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
66 John Street, 10th Floor
New York, New York 10038

THE CITY OF NEW YORK
280 Broadway
New York, New York 10007

ZACHARY CARTER, ESQ.
Corporation Counsel of the City of New York
*Attorney For Defendant NEW YORK CITY DEPARTMENT OF HOUSING
PRESERVATION AND DEVELOPMENT*
100 Church Street, Room 3-106
New York, New York 10007

NEW YORK CITY DEPARTMENT OF FINANCE
100 Church Street
New York, New York 10007

DAVID WAYNE GRABER, ESQ. (REFEREE)
55 Watermill Lane
Great Neck, New York 11021

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- BARODA PROPERTIES, INC., et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated February 14, 2025 and entered on February 24, 2025, 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 May 2, 2025 at 10:00 a.m. premises situate, lying and being in Hollis, Borough and County of Queens, City and State of New York, bounded and described as follows: BEGINNING at a point on the westerly side of Cornwell Avenue, distant 132.70 feet southerly from the corner formed by the intersection of the westerly side of Cornwell Avenue and the southerly side of Jamaica and Hempstead Turnpike; RUNNING THENCE westerly at right angles to the westerly side of Cornwell Avenue, 140 feet; THENCE southerly at right angles to the last mentioned course 2.50 feet; THENCE westerly at right angles to the last- mentioned course 10.00 feet; THENCE southerly and parallel with the westerly side of Corwell Avenue, 35.00 feet; THENCE easterly at right angles to the westerly side of Cornwell Avenue, 150 feet; THENCE northerly along the westerly side of Cornwell Avenue, 37.50 feet. Block: 10820 Lot: 49

Said premises known as 91-16 193RD STREET, HOLLIS, NY 11423

Approximate amount of lien \$17,982.87, through August 10, 2023, plus interest fees & costs.

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

Index Number 708067/2018.

DAVID W. GRABER, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{ * Queens Daily Eagle* }