

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS-----X
9502 35TH AVE LLC,

Index No. 719394/2018

Plaintiff,

-against-

Q AND Q REALTY, L.L.C., PERLA DORADA DELI GROCERY CORP., JUAN D. GALVAN-ESTEVEZ, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, AROA GROCERY CORP., A & G Cleaners & Laundromat, INC., Superior Laundromat, Inc., Deli Grocery, Juan Perez, Jane Doe (Refused Name) as John Doe #3; JOHN DOE (Refused Name) as John Doe #4, JOHN DOE (Refused Name) as John Doe #5, JOHN DOE (Refused Name) as John Doe #6, ERNESTO PEREZ, JOHN DOE (Refused Name) as John Doe #8, JOHN DOE (Refused Name) as John Doe #9, JOHN DOE (Refused Name) as John Doe #10, CARLOS DOE (Refused Last Name) as John Doe #11, JOHN DOE (Refused Name) as John Doe #12, JOHN DOE (Refused Name) as John Doe #13, JOHN DOE (Refused Name) as John Doe #14, DOMINGO DOE (Refused Last Name) as John Doe #15, JOHN DOE (Refused Name) as John Doe #16, JOHN DOE (Refused Name) as John Doe #17, JOHN DOE (Refused Name) as John Doe #18, JOHN DOE (Refused Name) as John Doe #19, and JOHN DOE (Refused Name) as John Doe #20,

NOTICE OF SALE

Defendants.

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Pursuant to the Judgment of Foreclosure and Sale (the "Judgment") dated February 26, 2024, and entered on March 4, 2024, in the above entitled action, I, the undersigned Referee will sell at public auction at the courthouse steps of the Queens County Supreme Court, located at 88-11 Sutphin Boulevard, Jamaica, New York 11435, on **February 14, 2025, at 10:00 A.M.**, (the "Foreclosure Auction") premises known as 95-02 35th Avenue, Queens, New York 11372

(Block: 1469; Lot: 1) (the "Property") and described in Schedule "A" annexed hereto.

As of the date of the Judgment, the approximate amount of the lien is \$5,227,705.59, plus interest and costs. Premises will be sold subject to the provisions of the filed Judgment and terms of sale.

Joseph Frank Defelice, Esq., Referee



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Attorneys for Plaintiff
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SCHEDULE A

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of 35th Avenue and the easterly side of 95th Street;

RUNNING THENCE easterly along the southerly side of 35th Avenue, 44.03 feet;

THENCE southerly and through a party wall, 67.75 feet;

THENCE westerly and at right angles with the preceding course, 21.65 feet;

THENCE southerly and at right angles with the preceding course, 3.22 feet;

THENCE westerly and at right angles with the preceding course, 22 feet to the easterly side of 95th Street;

THENCE northerly along the easterly side of 95th Street, 65.17 feet to the corner, the point or place of BEGINNING.
