

NOTICE OF SALE**SUPREME COURT - COUNTY OF QUEENS**

CATHAY BANK, Plaintiff -against- R46 LLC, et al., Defendants. Pursuant to a Judgment of Foreclosure and Sale, dated December 5, 2024 and entered on December 10, 2024, I, the undersigned Referee, will sell at public auction in Courtroom 25 on the second floor of the Queens County Supreme Courthouse, located at 88-11 Sutphin Boulevard, Jamaica, New York 11435, on February 7, 2025 at 11:00 a.m. 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 a point on the southeasterly side of 40th Road (West Grove Street), distant 368.33 feet before street widening (335.73 feet after street widening on tax map) southwesterly from the corner formed by the intersection of the said southeasterly side of 40th Road with the southwesterly side of College Point Boulevard (Lawrence Street); RUNNING THENCE southeasterly at right angles to said southeasterly side of 40th Road, and running part of the distance through a party wall, 67.50 feet; THENCE southwesterly on a line forming an interior angle 84 degrees 17 minutes 22 seconds, 25.12 feet; THENCE northwesterly and at right angles with said southeasterly side of 40th Road and running part of the distance through a party wall, 65 feet; THENCE northeasterly along the said southeasterly side of 40th Road, 25 feet to the point or place of BEGINNING. Block: 5060 Lot: 150.

The auction will be conducted in accordance with the Queens Supreme Court – Civil Term Foreclosure Auction Rules and any applicable COVID-19, social distancing and other public health and safety mandates in effect at the time of sale.

Said premises known as 131-46 40TH ROAD, FLUSHING, NEW YORK 11354.

Approximate amount of lien \$1,420,215.51 plus interest, costs, disbursements, attorneys' fees, advances and other sums pursuant to the above-referenced Judgment of Foreclosure and Sale.

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

Index Number 703933/2024.

YVETTE V. DUDLEY, ESQ., Referee

Windels Marx Lane & Mittendorf, LLP

Attorneys for Plaintiff

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