

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

-----X

MASPETH FEDERAL SAVINGS AND LOAN
ASSOCIATION,

Plaintiff,

Index No. 710626/2023

- against -

NOTICE OF SALE

EGA REALTY, LLC., et al.,

Defendants.

-----X

To:

EGA REALTY LLC
163-14 Cryders Lane
Whitestone, NY 11357

CAPITAL ONE TAXI MEDALLION FINANCE
299 Park Avenue
New York, NY 10017

NYC ENVIRONMENTAL CONTROL BOARD
100 Church Street
New York, NY 10007

NY STATE DEPARTMENT OF TAXATION AND FINANCE
W.A. Harriman Campus, Bldg 9
Albany, NY 12227

NYC DEPARTMENT OF FINANCE
66 John Street, 2nd Floor
New York, NY 10038

AZURA RAMSAY
25-19 34th Street, Apt. 1F
Astoria, NY 11103

AMALIA LEGRAS
25-19 34th Street, Apt. 1F
Astoria, NY 11103

JENNA E. MITCHELL
25-19 34th Street, Apt. 1F
Astoria, NY 11103

KATERINA LEGARS
25-19 34th Street, Apt. 1F
Astoria, NY 11103

HALA HASSAN
25-19 34th Street, Apt. 1R
Astoria, NY 11103

TAREK ABDELMEGUID
25-19 34th Street, Apt. 1R
Astoria, NY 11103

YARA ELBOROLOS
25-19 34th Street, Apt. 1R
Astoria, NY 11103

ISLAM ELBOROLOS
25-19 34th Street, Apt. 1R
Astoria, NY 11103

ISABELLA B. ROYES
25-19 34th Street, Apt. 2F
Astoria, NY 11103

PUNIT SUMAYA
25-19 34th Street, Apt. 2F
Astoria, NY 11103

MATTHEW VOGHEL
25-19 34th Street, Apt. 2F
Astoria, NY 11103

JUAN CASARES
25-19 34th Street, Apt. 2F
Astoria, NY 11103

IVANA JOVANOVIĆ
25-19 34th Street, Apt. 2R
Astoria, NY 11103

MOLLY LOUISE TREANGAN
25-19 34th Street, Apt. 2R
Astoria, NY 11103

SHAQUILLE BASAR
25-19 34th Street, Apt. 3R
Astoria, NY 11103

HELENA RABIN
25-19 34th Street, Apt. 3R
Astoria, NY 11103

ADOLFO PEREZ
25-19 34th Street, Apt. 3F
Astoria, NY 11103

ANA FERNANDEZ PEREZ
25-19 34th Street, Apt. 3F
Astoria, NY 11103

CARLOS FERNANDEZ PEREZ
25-19 34th Street, Apt. 3F
Astoria, NY 11103

Dated: Middle Village, New York
May 13, 2025

MARK L. CORTEGIANO, ESQ.

A handwritten signature in black ink, appearing to read 'Derek Piersiak', is written over a horizontal line.

By: Derek Piersiak, Esq.
65-12 69th Place
Middle Village, NY 11379
(718) 894-9500
Attorney for Plaintiff

SUPREME COURT - COUNTY OF QUEENS.

MASPETH FEDERAL SAVINGS AND LOAN, Plaintiff -against- EGA REALTY, LLC, et al

Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated May 21, 2024 and entered on May 30, 2024, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY on June 13, 2025 at 10:00 a.m. premises 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 easterly side of 5th Avenue, distant southerly 182.86 feet from the corner formed by the intersection of the easterly side of 5th Avenue with the southerly side of Astoria Avenue; being a plot 25 feet by 100.10 feet by 25 feet by 100.10 feet. Block: 532 Lot:25

Said premises known as 25-19 34TH STREET, ASTORIA, NY 11103

Approximate amount of lien \$1,216,522.34 plus interest & costs.

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

Index Number 710626/2023.

MICHELE A. BAPTISTE, ESQ., Referee

Law Office of Mark L. Cortegiano, Esq.

Attorney(s) for Plaintiff

65-12 69th Place, Middle Village, NY 11379

{* Queens Daily Eagle*}