

**SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS**

ROCKAWAY RUTLAND LENDER LLC,

Plaintiff,

- v -

PURNANAND E. GANESH, SEEROJNIE GANESH,  
NEW YORK CITY ENVIRONMENTAL CONTROL  
BOARD,

Defendants.

Index No.: 719740/2021

**NOTICE OF SALE  
(AND PUBLICATION OF SALE)****Premises:****142-64 Rockaway Boulevard  
Jamaica, New York  
Block 12059, Lot 33**

**PLEASE TAKE NOTICE** that, pursuant to a Judgment of Foreclosure and Sale (the “Judgment”) dated August 19, 2024 and entered August 27, 2024, Martha Taylor, Esq., the Court appointed Referee, will sell at public auction in Courtroom 25 of the Queens County Supreme Court at 88-11 Sutphin Boulevard, Jamaica, New York 11435 on October 11, 2024 at 11:00 a.m., the premises known as 142-64 Rockaway Boulevard, Jamaica, New York. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Queens and State of New York: Block 12059, Lot 33. Approximate amount of Judgment is \$541,425.58, plus interest and costs. Premises will be sold subject to provisions of Judgment and Terms of Sale. The aforementioned auction will be conducted in accordance with the Eleventh Judicial District's COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. These policies, along with the Queens County Foreclosure Auction Rules, can be found on the Queens Supreme Court - Civil Term website.

**PLEASE TAKE FURTHER NOTICE** that the within is a true and correct copy of the Notice of Sale that has been/will be published in Newsday, Queens Edition pursuant to RPAPL § 231 and the Judgment.

The foreclosure sale is scheduled for October 11, 2024 at 11:00 a.m.

Dated: New York, New York  
September 4, 2024

ANDRIOLA LAW, PLLC

/s/ James M. Andriola

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James M. Andriola, Esq.  
1385 Broadway, 22<sup>nd</sup> Floor  
New York, New York 10018  
(646) 209-9863  
[james@andriolalaw.com](mailto:james@andriolalaw.com)  
*Attorneys for Plaintiff*

TO: Elio Forcina, Esq.  
66-85 73<sup>rd</sup> Place, 2<sup>nd</sup> Floor  
Middle Village, New York 11379  
*Attorneys for Purnanand E. Ganesh  
and Seerojnie Ganesh  
Borrowers and Owners of Equity of Redemption  
Via NYSCEF*

Purnanand E. Ganesh  
142-64 Rockaway Boulevard  
Jamaica, New York 11436  
*Borrower and Owner of Equity of Redemption  
served at mortgaged premises  
Via First Class Mail*

Seerojnie Ganesh  
142-64 Rockaway Boulevard  
Jamaica, New York 11436  
*Borrower and Owner of Equity of Redemption  
served at mortgaged premises  
Via First Class Mail*

Michele Mirro, Esq.  
NYC Department of Finance  
375 Pearl Street 30th Floor  
New York, NY 10038  
*Attorneys for New York City Environmental Control Board*  
**Via NYSCEF**

Martha Taylor, Esq.  
175-14 Mayfield Road  
Jamaica, New York 11432  
*Referee*  
**Via First Class Mail**

Tenant/Occupant of Ground Floor Commercial Unit  
142-64 Rockaway Boulevard  
Jamaica, New York 11436  
**Via First Class Mail**

Tenant/Occupant of Second Story Residential Unit  
142-64 Rockaway Boulevard  
Jamaica, New York 11436  
**Via First Class Mail**

**NOTICE OF SALE**

SUPREME COURT – QUEENS COUNTY – ROCKAWAY RUTLAND LENDER LLC, Plaintiff vs. PURNANAND E GANESH, et al; Defendants. Pursuant to a Judgment of Foreclosure and Sale entered on August 27, 2024 (the “Judgment”), I will sell at public auction to the highest bidder in Courtroom 25 of the Queens County Supreme Court, located at 88-11 Sutphin Boulevard, Jamaica, New York, 11435, on October 11, 2024 at 11:00 a.m., the premises known as 142-64 Rockaway Boulevard, Jamaica, New York. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Queens County and State of New York: Block 12059, Lot 33, as more particularly described in the Judgment. Approximate amount of Judgment is \$541,425.58, plus additional interest and fees. Premises will be sold subject to provisions of Judgment and Terms of Sale. Index #719740/2021. The aforementioned auction will be conducted in accordance with the Eleventh Judicial District's COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. These policies, along with the Queens County Foreclosure Auction Rules, can be found on the Queens Supreme Court - Civil Term website.

Martha Taylor, Esq., Referee.

Andriola Law, PLLC, 1385 Broadway, 22<sup>nd</sup> Floor, New York, New York 10018, Attorneys for Plaintiff

**SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS**

ROCKAWAY RUTLAND LENDER LLC,

Plaintiff,

- v -

PURNANAND E. GANESH, SEEROJNIE GANESH,  
NEW YORK CITY ENVIRONMENTAL CONTROL  
BOARD,

Defendants.

Index No.: 719740/2021

**AFFIRMATION OF SERVICE**

**James M. Andriola, Esq.**, an attorney duly admitted to practice in the Courts of the State of New York, affirms as follows under penalty of perjury:

I am a member of Andriola Law, PLLC. I am not a party to the action, am over 18 years of age and reside in the State of New York. On September 4, 2024, I served the foregoing **Notice of Sale (and Publication of Sale)**, by causing true and correct copies of the aforesaid documents to be filed and served electronically via the Court's NYSCEF System and by first class mail as follows:

Elio Forcina, Esq.  
66-85 73<sup>rd</sup> Place, 2<sup>nd</sup> Floor  
Middle Village, New York 11379  
*Attorneys for Purnanand E. Ganesh  
and Seerojnie Ganesh  
Borrowers and Owners of Equity of Redemption*  
**Via NYSCEF**

Purnanand E. Ganesh  
142-64 Rockaway Boulevard  
Jamaica, New York 11436  
*Borrower and Owner of Equity of Redemption  
served at mortgaged premises*  
**Via First Class Mail**

Seerojnie Ganesh  
142-64 Rockaway Boulevard  
Jamaica, New York 11436  
*Borrower and Owner of Equity of Redemption  
served at mortgaged premises*  
**Via First Class Mail**

Michele Mirro, Esq.  
NYC Department of Finance  
375 Pearl Street 30th Floor  
New York, NY 10038  
*Attorneys for New York City Environmental Control Board*  
**Via NYSCEF**

Martha Taylor, Esq.  
175-14 Mayfield Road  
Jamaica, New York 11432  
*Referee*  
**Via First Class Mail**

Tenant/Occupant of Ground Floor Commercial Unit  
142-64 Rockaway Boulevard  
Jamaica, New York 11436  
**Via First Class Mail**

Tenant/Occupant of Second Story Residential Unit  
142-64 Rockaway Boulevard  
Jamaica, New York 11436  
**Via First Class Mail**

*There are no other units located at the subject mortgaged premises.*

Dated: New York, New York  
September 4, 2024

/s/ James M. Andriola