

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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NYCTL 1998-2 TRUST, and THE BANK OF NEW YORK: Index No. 705573/2019
MELLON, as Collateral Agent and Custodian for the:
NYCTL 1998-2 TRUST, :

Plaintiffs, :

- against - :

NOTICE OF SALE

LV 35 AVENUE CORP., MID-ISLAND EQUITIES:
CORP., 35TH AVENUE FUNDING LLC, ALMA BANK,:
NEW YORK STATE DEPARTMENT OF TAXATION:
AND FINANCE, NEW YORK CITY ENVIRONMENTAL:
CONTROL BOARD, NEW YORK CITY DEPARTMENT:
OF FINANCE, CLAUDIO ESPINOZA and CARMEN:
ROMERO. :

Defendants. :

----- X
PLEASE TAKE NOTICE, that pursuant to the terms of the Ex-Parte Judgment of
Foreclosure and Sale (the “Judgment”), issued by the Honorable Frederick D. R. Sampson, Justice
of the Supreme Court, the subject property located at 102-16 35th Avenue, Corona, New York
11368 and designated as Block 1743, Lot 6, 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, November 15, 2024 at 11:00 a.m.

Until further notice, in light of the COVID-19 pandemic, and in order to ensure the
implementation of safety measures, foreclosure auctions will temporarily be held outside on the
courthouse steps. It is the duty of the referee assigned to conduct the auction to make sure that all
bidders, interested parties, and observers are wearing masks and observing proper social
distancing. The transfer of title documents will occur at such location as determined by the Referee,
or at such other place as agreed upon by the parties in writing, within the time limits specified in
the Terms of Sale. All participants in the closing must comply with any face-covering rule,

regulation, or order in effect at the time of closing. Should a bidder fail to comply, the Referee may cancel the closing and hold the bidder in default.

Dated: New York, New York
October 2, 2024

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: LV 35 AVENUE CORP.
102-16 35th Avenue
Corona, New York 11368

MID-ISLAND EQUITIES CORP.
900 Ellison Avenue
Westbury, New York 11590

35TH AVENUE FUNDING LLC
c/o Hirshmark Capital LLC
15 West 26th Street, Suite 901
New York, New York 10010

ALMA BANK
28-31 31st Street
Astoria, New York 11102

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

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 Church Street
New York, New York 10007

NEW YORK CITY DEPARTMENT OF FINANCE
100 Church Street
New York, New York 10007
Attn: Commissioner of Finance

CLAUDIO ESPINOZA
102-16 35th Avenue
Corona, New York 11368

CARMEN ROMERO
102-16 35th Avenue
Corona, New York 11368

NICHOLAS E. PERCIBALLI, ESQ.
Referee
6901 Jericho Turnpike, Suite 240
Syosset, New York 11791

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- LV 35 AVENUE CORP., et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated July 15, 2022, 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 Friday, on November 15, 2024 at 11:00 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 southerly side of 35th Avenue, distant 126.1 feet easterly from the corner formed by the intersection of the southerly side of 35th Avenue and the easterly side of 102nd Street; being a plot 100 feet by 61.68 feet by 99.37 feet by 25.22 feet. Block: 1743 Lot: 6

Said premises known as 102-16 35TH AVENUE, CORONA, NY

Approximate amount of lien \$34,912.02, through February 10, 2020 plus interest fees & costs.

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

Index Number 705573/2019.

NICHOLAS E. PERCIBALLI, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{* Queens Daily Eagle*}