

SUPREME COURT - COUNTY OF QUEENS

BAYPORT FUNDING LLC, Plaintiff -against- QUEENSWAY BUILDERS LLC., *et al* Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated July 17, 2024, I, the undersigned Referee will sell, as a single parcel, at public auction at the Queens County Courthouse steps located at 88-11 Sutphin Boulevard, Jamaica, NY 11435 on October 4, 2024, at 10:00 a.m. the following property:

(1) 77-10 Belmont Avenue, Ozone Park, NY 11417 (Block: 9136, Lot: 203): Premises situated, lying and being in the Borough of Queens, County of Queens and State of New York, bounded and described as follows: ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, and being known as and by Lot Nos. 282 and 283 on a certain Map entitled "Map No. 1 of Property of Realty Alliance Associates, surveyed September 1906 by Evans Brothers, City Surveyors," and filed in the Office of the Clerk of the County of Queens on March 7, 1908 as and by Map No. 786, bounded and described as follows: BEGINNING at a point on the southerly side of Belmont Avenue, distant 60.39 feet easterly from the corner formed by the intersection of the southerly side of Belmont Avenue with the easterly side of 77th Street; RUNNING THENCE southerly parallel with 77th Street, 106.76 feet; THENCE easterly parallel with Belmont Avenue, 40.27 feet; THENCE northerly parallel with 77th Street 106.76 feet to the southerly side of Belmont Avenue; THENCE westerly along the southerly side of Belmont Avenue, 40.27 feet to the point or place of BEGINNING.

Said premises known as 77-10 Belmont Avenue, Ozone Park, NY 11417 (Block: 9136, Lot: 203)

Approximate amount of lien \$1,510,776.52 plus interest & costs.

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

Index Number 725586/2022.

IRENE M. MATTONE, ESQ., Referee

Tsyngauz & Associates, P.C.

Attorney(s) for Plaintiff

225 Broadway, Suite 2640, New York, NY 10007

{*Queens Daily Eagle*}

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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BAYPORT FUNDING, LLC,

Plaintiff,

Index No.: 725586/2022

-against-

**AFFIRMATION
OF SERVICE**

QUEENSWAY BUILDERS LLC; AMEIR AHMAD;
NY STATE DEPARTMENT OF TAXATION &
FINANCE; NEW ERA LUMBER INCORP; NEW ERA
LUMBER INDUSTRIES; HFH CAPITAL FUNDING
LLC; LAST CHANCE FUNDING, INC; ROC
FUNDING GROUP; NEW YORK
ENVIRONMENTAL CONTROL BOARD; JOHN
ZURITA,

Defendants.

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Ryan C. Banich, Esq., an attorney admitted to practice in the courts of the State of New York, and not a party to this action, hereby affirms under penalties of perjury pursuant to CPLR §2106 as follows:

On August 27, 2024, I served a true copy of the attached **Notice of Sale**; by filing with New York State Courts Electronic Filing (“NYSCEF”) or depositing a true copy of same enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York to the following entities:

QUEENSWAY BUILDERS LLC

Defendant/Borrower

149-17 121st Street

South Ozone Park, NY 11420

AMEIR AHMAD

Defendant/Guarantor

149-17 121st Street

South Ozone Park, NY 11420

NY STATE DEPARTMENT OF TAXATION & FINANCE

Defendant/Creditor

WA Harriman Campus, Building 9

Albany, NY 12226

The Law Firm of Elia C. Schwartz, PLLC

Michelle Englander, Esq.

Attorneys for NEW ERA LUMBER INCORP d/b/a New Era Lumber

343 Great neck Road

Great Neck, NY 11021

516-487-0175

***Via NYSCEF**

HFH Capital Funding LLC

Defendant/Creditor

6010 New Utrecht Avenue

Brooklyn, NY 11219

LAST CHANCE FUNDING, INC

Defendant/Creditor

3000 Marcus Avenue STE 2W15

Lake Success, NY 11042

ROC FUNDING GROUP

Defendant/Creditor

260 Christopher Lane

Staten Island, NY 10314

NEW YORK ENVIRONMENTAL CONTROL BOARD

Defendant/Creditor

Bernard J. Tordesillas

375 Pearl Street, 30th Floor

New York, NY 10038

***Via NYSCEF**

JOHN ZURITA

*Defendant/Creditor*53-31 210th Street

Oakland Gardens, NY 11364

Irene M. Mattone, Esq.

Referee

134-01 20 Avenue

College Point, NY 11356

[Remainder of page left blank; signature page to follow.]

/s/ Ryan Banich

Ryan C. Banich, Esq.
Tsingauz & Associates, P.C.
Attorneys for Plaintiff
225 Broadway, Suite 2640
New York, NY 10007
212-337-9770