

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

-----X
FLUSHING BANK,

Plaintiff,

Index No.: 850134/2019

NOTICE OF SALE

- against -


CABRERA REALTY CORP.,
THE NEW SOWER CHRISTIAN CHURCH INC.,
2184 AMSTERDAM REALTY CORP.
ANGELA M. CABRERA,
JUAN CABRERA,
NEW YORK STATE DEPARTMENT OF TAXATION
AND FINANCE,
CITY OF NEW YORK DEPARTMENT OF FINANCE,
CITY OF NEW YORK ENVIRONMENTAL CONTROL
BOARD,
NY AMERICAN EMERGENCY SERVICE INC.,

Defendants.
-----X

TAKE NOTICE that the annexed is a true copy of the Notice of Sale, scheduling the sale of the subject premises for February 26, 2025, at 2:15 P.M., at the New York County Supreme Court, 60 Centre Street, New York, New York 10007, pursuant to the Judgment of Foreclosure and Sale signed on September 19, 2024, and entered in New York County Clerk's Office on September 23, 2024.

Dated: Huntington, New York
January 22, 2025

Yours, etc.



Francesco Pizzolla, Esq.
Lynch & Associates
Attorneys for Plaintiff
464 New York Avenue, Suite 200
Huntington, New York 11743
Telephone No.: (631) 547-1000
Our File No. 075.541

TO: Raymond B. Schwartzberg, Esq.
Raymond Schwartzberg & Associates, PLLC
Co-Counsel for Defendant,
THE NEW SOWER CHRISTIAN CHURCH, INC.
1412 Broadway - Suite 1100A
New York, New York 10018

Charles Wallshein, Esq.
The Law Offices of Charles Wallshein
Co-Counsel for Defendant,
THE NEW SOWER CHRISTIAN CHURCH, INC.
35 Pinelawn Road, Suite 106e
Melville, New York 11747

Matthew D. Hunter III, Esq.
Referee
108-18 Queens Boulevard
Forest Hills, New York 11375

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK, FLUSHING BANK, Plaintiff, vs. CABRERA REALTY CORP.,
ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale and Decision + Order on Motion duly entered on September 23, 2024, I, the undersigned Referee will sell at public auction at the New York County Courthouse, room 116, 60 Centre Street, New York, NY 10007 on February 26, 2025 at 2:15 p.m., premises known as 2184 Amsterdam Avenue, New York, NY 10032. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, County, City and State of New York, Block 2125 and Lot 47. Approximate amount of judgment is \$944,009.39 together with interest at the note rate from May 22, 2024 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850134/2019.

Matthew D. Hunter, III Esq., Referee

Lynch & Associates, 464 New York Avenue, Suite 200, Huntington, New York 11743, Attorneys for
Plaintiff

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

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FLUSHING BANK,

Plaintiff,

Index No.: 850134/2019

- against -

AFFIDAVIT OF SERVICE

CABRERA REALTY CORP.,
THE NEW SOWER CHRISTIAN CHURCH INC.,
2184 AMSTERDAM REALTY CORP.
ANGELA M. CABRERA,
JUAN CABRERA,
NEW YORK STATE DEPARTMENT OF TAXATION
AND FINANCE,
CITY OF NEW YORK DEPARTMENT OF FINANCE,
CITY OF NEW YORK ENVIRONMENTAL CONTROL
BOARD,
NY AMERICAN EMERGENCY SERVICE INC.,

Defendants.

-----X

STATE OF NEW YORK)
) ss.:
COUNTY OF SUFFOLK)

The undersigned, being duly sworn deposes and says:

1. Deponent is not a party to the action, is over 18 years of age and resides in Suffolk County, New York.

2. On January 22, 2025, deponent mailed a copy of the Notice of Sale to:

Raymond B. Schwartzberg, Esq.
Raymond Schwartzberg & Associates, PLLC
Co-Counsel for Defendant,
THE NEW SOWER CHRISTIAN CHURCH, INC.
1412 Broadway - Suite 1100A
New York, New York 10018

Charles Wallshein, Esq.
The Law Offices of Charles Wallshein
Co-Counsel for Defendant,
THE NEW SOWER CHRISTIAN CHURCH, INC.
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Matthew D. Hunter III, Esq.
Referee
108-18 Queens Boulevard
Forest Hills, New York 11375

by depositing a true copy of same enclosed in a postpaid properly addressed wrapper in a post office official depository under the exclusive care and custody of the United States Postal Service within the State of New York.


JENNIFER WALTHER

Sworn to before me this
22nd day of January, 2025



Notary Public

FRANCESCO PIZZOLLA
Notary Public, State of New York
No. 02PI6298679
Qualified in Suffolk County
Commission Expires March 17, 2026