

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

MASPETH FEDERAL SAVINGS AND LOAN
ASSOCIATION,

Index No. 714451/2023

Plaintiff,

NOTICE OF SALE

-against-

OPP PROPERTIES, LLC; IRWIN ABRAHAM; NEW
YORK CITY ENVIORNMENTAL CONTROL BOARD;
NEW YORK STATE DEPARTMENT OF TAXATION
AND FINANCE; NEW YORK CITY DEPARTMENT
OF FINACE; PARK HEALTH PHARNACY; PARK
HEALTH CENTER; CITY RADIOLOGY; and ADAM
I. COHEN DPT PHYSICAL THERAPY SPORTS
REHABILITATION,

Defendant,

TO: OPP PROPERTIES, LLC
Defendant
c/o Irwin Abraham
94 Bannister Lane
Lawrence, N.Y. 11559

IRWIN D. ABRAHAM, ESQ.
ABRAHAM & ABRAHAM
130-22 Rockaway Boulevard
South Ozone Park, N.Y. 11420

IRWIN ABRAHAM
Defendant
94 Bannister Lane
Lawrence, N.Y. 11559

ADAM SACKOWITZ, ESQ.
Attorney for Judgment Creditor
Veronika Chauca
370 Lexington Avenue
Suite 1512
New York, N.Y. 10017

Dated: June 20, 2024
Maspeth, New York

MASONE, WHITE, PENKAVA & CRISTOFARI
Attorneys for Plaintiff
69-34 Grand Avenue - P.O. Box 780569
Maspeth, New York 11378
718-639-1100

SUPREME COURT - COUNTY OF QUEENS.

MASPETH FEDERAL SAVINGS AND LOAN ASSOCIATION, Plaintiff -against- OPP PROPERTIES, LLC, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated February 7, 2024 and entered on March 4, 2024, I, the undersigned Referee will sell at public auction on the courthouse steps of the Queens County Supreme Court, located at 88-11 Sutphin Boulevard, Jamaica, NY on July 19, 2024 at 10:30 a.m. premises situate, lying and being in the Town of Hunter's Point, County of Queens, State of New York, bounded and described as follows: BEGINNING at the corner formed by the intersection of the southerly side of Rockaway Boulevard and the westerly side of 132nd Street; RUNNING THENCE southerly along the westerly side of 132nd Street, 115.61 feet; THENCE westerly at a right angle with the last mentioned course, 115 feet to a point; THENCE northerly at a right angle with the last mentioned course, 20 feet to a point; THENCE easterly at a right angle with the last mentioned course, 15 feet to a point; THENCE northerly 108.15 feet to the southerly side of Rockaway Boulevard; THENCE easterly along the southerly side of Rockaway Boulevard, 100.77 feet to the point or place of BEGINNING.

Block: 11755 Lot: 56

Said premises known as 131-16-18/20-22/24 ROCKAWAY BLVD, SOUTH OZONE PARK, NY 11420

Approximate amount of lien \$990,020.04 plus interest & costs.

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

Index Number 714451/2023.

MARTIN DEHLER, ESQ., Referee

MASONE, WHITE, PENKAVA & CRISTOFARI

Attorney(s) for Plaintiff

69-34 GRAND AVENUE, P.O. BOX 780569, MASPETH, NY 11378

{* NEWSDAY QU*}