

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

-----X Index No.: 707933/2022  
CATHAY BANK,

Plaintiff,

-against-

NOTICE OF SALE

DONGMEI LI, POLY POLY FUN INC., SEASON  
GARDEN REALTY INC., ANGELA LU, 82-25 QUEENS  
MANSION LLC, BOARD OF MANAGERS OF QUEENS  
MANSION CONDOMINIUM, MONROE LLC,  
WORKERS COMPENSATION BOARD OF NEW YORK,  
THE CITY OF NEW YORK, NEW YORK CITY  
PARKING VIOLATIONS BUREAU, and NEW YORK  
CITY TRANSIT ADJUDICATION BUREAU,

Defendants.

-----X

PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE dated August 20, 2024 and entered on August 22, 2024, as amended by the Order Amending Judgment of Foreclosure and Sale dated September 5, 2024 and entered on September 9, 2024, Martha Taylor, Esq., Referee, will sell at public auction in Courtroom 25 on the second floor of the Queens County Courthouse located at 88-11 Sutphin Blvd., Jamaica, New York, on October 25, 2024 at 10:00 a.m., the premises situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, bounded and described as follows: Block: 1542 Lot: 1103; Said premises known as 82-25 QUEENS BLVD., UNIT 1C, ELMHURST, NEW YORK. Approximate amount of lien \$1,015,768.95, plus interest & costs. Premises will be sold subject to provisions of filed Judgment of Foreclosure and Sale and Terms of Sale, as amended.

Dated: New York, New York  
September 10, 2024

PRYOR CASHMAN LLP  
*Attorneys for Plaintiff Cathay Bank*

By: /s/ Michael H. Levison  
Michael H. Levison  
Joseph S. Jacobs  
7 Times Square  
New York, New York 10036-7311  
Telephone: (212) 326-0432  
[mlevison@pryorcashman.com](mailto:mlevison@pryorcashman.com)  
[jjacobs@pryorcashman.com](mailto:jjacobs@pryorcashman.com)

TO:

**Via NYSCEF**

Thomas Hsien Chih Kung, Esq.

Jia Law Group, P.C.

88 Pine Street, 18<sup>th</sup> Floor

New York, New York 10005

*Counsel for Defendants Season Garden Realty Inc., Angela Lu, and 82-25 Queens Mansion LLC*

Edward Cappellano, Esq.

Judgment Unit

328 State Street

Schenectady, New York 12305

*Attorney for Defendant Workers Compensation Board of NYS*

**Via First Class Mail**

DONGMEI LI

9-31 121<sup>st</sup> Street

College Point, New York 11356

MARTHA TAYLOR, ESQ.

17514 Mayfield Road

Jamaica, New York 11432

*Court-Appointed Referee*