

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 November 7, 2024, I, the undersigned Referee will sell, as a single parcel, at public auction at the Queens County Courthouse located at 88-11 Sutphin Boulevard, Courtroom 25, Jamaica, NY 11435 on January 24, 2025, at 11:00 a.m. the following property:

(1) 235-05 Bentley Road, Rosedale, NY 11422 (Block: 13733, Lot: 25): 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, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, being more particularly bounded and described as follows: BEGINNING at a point on the Northerly side of Bentley Road, 50 feet Easterly from the corner formed by the intersection of the Northerly side of Bentley Road and the Easterly side of 235th Street; RUNNING THENCE Northerly at right angles to Bentley Road I 00 feet to a point; THENCE Easterly parallel with Bentley Road, 50 feet to a point; THENCE Southerly at right angles to the last mentioned course, I 00 feet to the Northerly side of Bentley Road; THENCE Westerly along the Northerly side of Bentley Road, 50 feet to the point or place of BEGINNING.

Said premises known as 235-05 Bentley Road, Rosedale, NY 11422 (Block: 13733, Lot: 25)

Approximate amount of lien is \$507,923.44 plus interest & costs.

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

Index Number 726087/2022

LAWRENCE LITWACK, 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.: 726087/2022

-against-

**AFFIRMATION
OF SERVICE**

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

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 November 19, 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

Richmond Hill, NY 11420

AMEIR AHMAD

Defendant/Guarantor

149-17 121st Street

Richmond Hill, NY 11420

LAST CHANCE FUNDING, INC

Defendant/Creditor

3000 Marcus Avenue STE 2W15

Lake Success, NY 11042

NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE

Defendant/Creditor

66 John Street, 2nd Floor

New York, NY 10038

NEW ERA LUMBER INCORP d/b/a NEW ERA INDUSTRIES

Defendant/Creditor

123-24 Rockaway Blvd

South Ozone Park, NY 11420

NEW ERA LUMBER INDUSTRIES

Defendant/Creditor

123-24 Rockaway Blvd

South Ozone Park, NY 11420

HFH CAPITAL FUNDING LLC

Defendant/Creditor

6010 New Utrecht Avenue

Brooklyn, NY 11219

ROC FUNDING GROUP

Defendant/Creditor

260 Christopher Lane

Staten Island, NY 10314

NEW YORK ENVIRONMENTAL CONTROL BOARD

Defendant/Creditor

100 Church Street

New York, NY 10007

Lawrence Litwack, Esq.

Referee

4240 Bell Boulevard

Bayside, NY 11361

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/s/ Ryan Banich

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