

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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RELMO 14215 HOLDINGS L.P.

Index No.: 709282/2020

Plaintiff,

-against-

CHERRY GARDEN LLC, BAO GUI ZHUO, NEW
YORK CITY DEPARTMENT OF FINANCE and NEW
YORK STATE DEPARTMENT OF TAXATION AND
FINANCE,

NOTICE OF SALE

Defendants.
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PLEASE TAKE NOTICE that Pursuant to a Judgment of Foreclosure and Sale in the above-entitled action dated May 19, 2023 and entered on May 23, 2023, Guy R. Vitacco, Jr., Esq., the Referee named in said Judgment, will sell in one parcel at public auction on the 8th day of November, 2023 at 11:00 a.m., the premises directed by said Judgment to be sold at public auction on the second floor in Courtroom 25 of the Queens County Courthouse located at 88-11 Sutphin Boulevard, Jamaica, New York 11435. Said premises is commonly known as 142-11 and 142-15 Cherry Avenue, Flushing, New York 11355; Block 5186, Lots 54 and 56 and is described as follows:

SEE ATTACHED SCHEDULE A

The approximate amount of the Judgment is \$4,368,065.85 plus interest thereon from November 16, 2022, together with costs, allowances, attorney's fees and expenses of sale as awarded by the Court in said Judgment.

Dated: October 9, 2024
Suffern, New York

MENASHE & LAPA LLP

by: /s/ Chezki Menashe
Chezki Menashe, Esq.
400 Rella Boulevard, Suite 190
Montebello, New York 10901
Tel. No.: (845) 520-9220

SUPREME COURT - COUNTY OF QUEENS

RELMO 14215 HOLDINGS L.P., Plaintiff -against- CHERRY GARDEN LLC, BAO GUI ZHUO, NEW YORK CITY DEPARTMENT OF FINANCE, NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE and JOHN DOE #1 THROUGH JOHN DOE #50, Defendant(s). Pursuant to a judgment of foreclosure and sale dated May 19, 2023 and entered on May 23, 2023, I, the undersigned Referee will sell at public auction on the second floor in Courtroom 25 of the Queens County Courthouse located at 88-11 Sutphin Boulevard, Jamaica, New York on November 8, 2024 at 11:00 a.m., the premises know as 142-11 and 142-15 Cherry Avenue, Flushing, New York 11355; Block 5186, Lots 54 and 56, as more fully described in the complaint and Judgment.

Approximate amount of lien \$4,368,065.85 plus interest and costs

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

Index Number 709282/2020

GUY R. VITACCO, JR., ESQ., Referee

MENASHE AND LAPA LLP,

ATTORNEY(S) FOR PLAINTIFF

400 RELLA BLVD., SUITE 190, SUFFERN, NY 10901

DATED: October 8, 2024

LEADER ABSTRACT, INC

Title Number: LEA-9005Q

SCHEDULE A**PARCEL I**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Cherry Avenue, distant 58 feet southwesterly from the corner formed by the intersection of the northwesterly side of Cherry Avenue, and the southwesterly side of Bowne Avenue;

RUNNING THENCE northwesterly parallel with Bowne Avenue, 95 feet;

THENCE southwesterly parallel with Cherry Avenue, 30 feet;

THENCE southeasterly and parallel with Bowne Avenue, 95 feet to the northwesterly side of Cherry Avenue;

THENCE northeasterly and along the northwesterly side of Cherry Avenue, 30 feet to the point or place of BEGINNING.

PARCEL II

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northwesterly side of Cherry Avenue, distant 88 feet southwesterly from the corner formed by the intersection of the northwesterly side of Cherry Avenue, and the southwesterly side of Bowne Street (Avenue);

RUNNING THENCE northwesterly parallel with Bowne Street, 95 feet;

THENCE southwesterly parallel with Cherry Avenue, 30 feet;

THENCE southeasterly and parallel with Bowne Street, 95 feet to the northwesterly side of Cherry Avenue;

THENCE northeasterly and along the northwesterly side of Cherry Avenue, 30 feet to the point or place of BEGINNING.

For Conveyancing
ONLY

For Information
ONLY

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.