

SUPREME COURT - COUNTY OF QUEENS

BRIDGE LOAN VENTURE V TRUST 2017-1, Plaintiff -against- NEW YORK BUSINESS LLC., *et al* Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated May 24, 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 10:00 a.m. the following property:

(1) 105-35 135th Street, Jamaica, NY 11419 (Block: 9595, Lot: 61): 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 erected, situate, lying and being in the former Village of Jamaica, now in the Fourth Ward, Borough and County of Queens, City and State of New York, known and designated on a certain map entitled, "Map of No. 2 of Bronson, Addition to the Village of Jamaica, Queens County, New York, surveyed and drawn December 7, 1888 by E.W. Conklin, C.S. and filed in the Office of the Clerk of Queens County, April 20, 1889 as and by Lot No. 200 which said lot is bounded and described with reference to said map as follows: BEGINNING at a point on the easterly side of Dakota Avenue distant 350 feet southerly from the corner formed by the intersection of the southerly side of Wyoming Avenue (now known as 105th Avenue) and the easterly side of Dakota Avenue (now known as 135th Street); RUNNING THENCE Easterly and parallel with Wyoming Avenue, 100 feet; THENCE Southerly and parallel with Dakota Avenue, 25 feet; THENCE Westerly and parallel with Wyoming Avenue, 100 feet to the easterly side of Dakota Avenue and; THENCE Northerly along the easterly side of Dakota Avenue, 25 feet to the point or place of BEGINNING

Said premises known as 105-35 135th Street, Jamaica, NY 11419 (Block: 9595, Lot: 61)

Approximate amount of lien \$705,329.67 plus interest & costs.

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

Index Number 721170/2022.

CRAIG ZIM, ESQ., Referee

Tsyngauz & Associates, P.C.

Attorney(s) for Plaintiff

225 Broadway, Suite 2640, New York, NY 10007

{*QUEENS DAILY EAGLE*}