

SUPREME COURT - COUNTY OF QUEENS

BRIDGE LOAN VENTURE V TRUST 2017-1, Plaintiff -against- 188-03 PINEVILLE LANE CORP., *et al* Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated February 23, 2024, I, the undersigned Referee will sell, as a single parcel, at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY on October 25, 2024, at 10:00 a.m. the following property: (1) 99-16 191<sup>st</sup> Street, Hollis, NY 11423 (Block: 10837, Lot: 39): 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, 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 Westerly side of 191st Street, distant 220.86 feet Northerly from the corner formed by the intersection of the Westerly side of 191<sup>st</sup> Street with the Northerly side of 102nd Avenue; RUNNING THENCE Westerly, at right angles to 191st Street, 100 feet; THENCE Northerly, parallel with 191st Street, 40 feet; THENCE Easterly, again at a right angle to 191st Street, 100 feet to the Westerly side of 191st Street; THENCE Southerly, along the Westerly side of 191st Street, 40 feet to the point or place of BEGINNING

Said premises known as 99-16 191<sup>st</sup> Street, Hollis, NY 11423 (Block: 10837, Lot: 39)

Approximate amount of lien \$801,239.51 plus interest & costs.

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

Index Number 711617/2022.

DOMINICK CALDERONI, 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

----- X

BRIDGE LOAN VENTURE V TRUST 2017-1,

Index No.:711617/2022

Plaintiff(s),

-against-

**AFFIRMATION OF  
SERVICE**188-03 PINEVILLE LANE CORP.; MOHAMMAD RIPON  
MIAH; JHALAK DUTTA; ENVIRONMENTAL CONTROL  
BOARD; MAHMUDA RUMA; MIAH RIPON; JOHN DOE  
#1 (NAME REFUSED); JOHN DOE #2 (NAME REFUSED),

Defendant(s).

----- X

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 September 12, 2024, I served a true copy of the Plaintiff's 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:

Makelele &amp; Associates, LLC

Miali A. Makelele, Esq.

*Attorneys for defendants 188-03 Pineville Lane Corp., Mohammad Ripon Miah*

550 Uniondale Ave Uniondale, NY 11553

*\*Via NYSCEF*

JHALAK DUTTA

*Defendant/Property Owner*

6901 Northern Blvd, Apt 3C

Woodside, NY 11377

ENVIRONMENTAL CONTROL BOARD

Defendant/Creditor

66 John Street

New York, NY 10038

MAHMUDA RUMA

*Defendant*

657 Washington Ave

Albany, NY 12206

MIAH RIPON

*Defendant/Creditor*

91-03 212 Street

Queens Village, NY 11428

John Doe #1 (Name Refused)

*Defendant/tenant*

99-16 191st Street

Hollis, NY 11423

John Doe #2 (Name Refused)

*Defendant/tenant*

99-16 191st Street

Hollis, NY 11423

Dominick Calderoni

Santucci & Calderoni, PLLC

*Referee*

1614 Williamsbridge Road

Bronx NY 10461

*/s/ Ryan Banich*

---

Ryan C. Banich

Tsyngauz & Associates, P.C.

*Attorneys for Plaintiff*

225 Broadway, Suite 2640

New York, NY 10007

212-337-9770