

SUPREME COURT - COUNTY OF QUEENS.

TLOA MORTGAGE, LLC, Plaintiff -against- DESIGNS BY PLAXY INC., et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated March 19, 2025 and entered on March 24, 2025, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY on May 16, 2025 at 10:00 a.m. premises to be sold in separate parcels:

PARCEL I:

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 southerly side of Gates Avenue, 100 feet 4 1/8 inches per deed (100.50 feet U.S.S.) (100.88 feet tax map) westerly from the corner formed by the intersection of the southerly side of Gates Avenue with the westerly side of Fresh Pond Road; being a plot 100 feet by 25 feet by 100 feet by 25 feet. Block: 3527 Lot: 62

Said premises known as 60-70 GATES AVENUE, FLUSHING, NY 11385

PARCEL II:

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 Merrill Avenue, distant 40 feet southerly from the corner formed by the intersection of the westerly side of Merrill Avenue and the southerly side of Victoria Place; being a plot 100 feet by 40 feet by 100 feet by 40 feet. Block: 12376 Lot: 19

Said premises known as 119-52 MERRILL STREET, JAMAICA, NY 11434

PARCEL III:

situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows: BEGINNING at a point on the northerly side of Dean Street, distant easterly 240 feet from the corner formed by the intersection of the easterly side of Stone Avenue with the northerly side of Dean Street; being a plot 20 feet by 107 feet 2-1/2 inches by 20 feet by 107 feet 2-1/2 inches. Block: 1443 Lot: 49

Said premises known as 2415 DEAN STREET, BROOKLYN, NY 11233.

Approximate amount of lien \$2,139,614.84 plus interest & costs.

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

Index Number 710387/2023.

STEPHEN HOLIHAN, ESQ., Referee

The Camporeale Law Group PLLC

Attorney(s) for Plaintiff

585 Stewart Avenue, 770, Garden City, NY 11530

{* Queens Daily Eagle*}