

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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FV-1, INC. IN TRUST FOR MORGAN
STANLEY MORTGAGE CAPITAL HOLDINGS
LLC,

INDEX NO. 713365/2021

NOTICE OF SALE

Plaintiff,

-against-

NIDA ASIM; TWIN FORKS FUNDING LLC;
4531 195TH STREET LLC; NEW YORK STATE
DEPARTMENT OF TAXATION AND FINANCE,

Mortgage Premises:
45-31 195TH STREET
FLUSHING, NY 11358

Defendants.

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PLEASE TAKE NOTICE that the annexed is the Notice of Sale of the premises known as **45-31 195th Street, Flushing, NY 11358**, directed to be sold on **March 7, 2025 at 10:00 a.m.**, at public auction on the outside steps of the Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, NY 11435, in connection with the above captioned foreclosure action.

Dated: February 18, 2025
New York, New York

GREENSPOON MARDER LLP
Attorneys for Plaintiff

By: /s/ Angelo A. Regina
Angelo A. Regina, Esq.
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New York, NY 10105
P: 212.524.5000

Copies to:

STEPHANIE S. GOLDSTONE, ESQ.
COURT APPOINTED REFEREE
25-84 STEINWAY STREET
ASTORIA, NY 11103

NIDA ASIM, PRO SE
45-31 195TH STREET
FLUSHING, NY 11358

GM # 44444.0160

NIDA ASIM, PRO SE
17901 SWANS CREEK LANE
DUMRIES, VA 22026

MICHAEL L. CIRRITO, ESQ., ATTORNEY FOR
TWIN FORKS FUNDING LLC
C/O WHITE, CIRRITO, NALLY & LYNCH, LLP
64 HILTON AVENUE
HEMPSTEAD, NY 11550

4531 195TH STREET LLC
3432 UNION STREET
FLUSHING, NY 11354

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
300 MOTOR PARKWAY
HAUPPAUGE, NY 11788

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, FV-1, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC, Plaintiff, vs. NIDA ASIM, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on January 2, 2024, I, the undersigned Referee will sell at public auction at Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on March 7, 2025 at 10:00 a.m., premises known as 45-31 195th Street, Flushing, NY 11358. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 5537 and Lot 143. Approximate amount of judgment is \$745,009.28 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #713365/2021.

Stephanie S. Goldstone, Esq., Referee

Greenspoon Marder, 1345 Avenue of the Americas, Suite 2200, New York, NY 10105, Attorneys for Plaintiff