

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS**

104-22 NORTHERN LENDER LLC,

Plaintiff,

- v -

104-22 NB, LLC, NEW YORK CITY
DEPARTMENT OF HOUSING PRESERVATION
AND DEVELOPMENT, NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD,

Defendants.

Index No.: 701039/2023

**NOTICE OF SALE
(AND PUBLICATION OF SALE)****Premises:****104-22 Northern Boulevard,
Flushing, New York
Block 1719, Lot 10**

PLEASE TAKE NOTICE that, pursuant to a Judgment of Foreclosure and Sale (the “Judgment”) dated March 25, 2024 and entered March 28, 2024, Rita Solomon, Esq., the court appointed Referee, will sell at public auction in Courtroom 25 of the Queens County Supreme Court at 88-11 Sutphin Boulevard, Jamaica, New York 11435 on March 14, 2025 at 11:00 a.m., the premises known as 104-22 Northern Boulevard, Flushing, New York. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Queens and State of New York: Block 1719, Lot 10. Approximate amount of Judgment is \$1,331,701.93, plus interest and costs. Premises will be sold subject to provisions of Judgment and Terms of Sale. The aforementioned auction will be conducted in accordance with the Eleventh Judicial District's COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. These policies, along with the Queens County Foreclosure Auction Rules, can be found on the Queens Supreme Court - Civil Term website.

PLEASE TAKE FURTHER NOTICE that the within is a true and correct copy of the Notice of Sale that has been/will be published in the Queens Daily Eagle pursuant to RPAPL § 231 and the Judgment.

The foreclosure sale is scheduled for March 14, 2025 at 11:00 a.m.

Dated: New York, New York
February 10, 2025

GINSBURG & MISK, LLP

/s/ Hal R. Ginsburg

Hal R. Ginsburg, Esq.
215-48 Jamaica Avenue
Queens Village, New York 11428
(718) 468-0500

Andriola Law, PLLC
1385 Broadway, 22nd Floor
New York, New York 10018

Attorneys for Plaintiffs

TO: Paul E. Kerson, Esq.
Leavitt, Kerson & Sehati, Esqs.
118-35 Queens Blvd., Suite 950
Forest Hills, New York 11375
Attorneys for Defendant 104-22 NB, LLC
Borrower and Owner of Equity of Redemption
Via NYSCEF

104-22 NB, LLC
104-22 Northern Boulevard
Flushing, New York 11368
Borrower and Owner of Equity of Redemption
served at subject mortgaged premises
Via First Class Mail

Hon. Sylvia O. Hinds-Radix
Corporation Counsel of the City of New York
100 Church Street, Room 3-118
New York, New York 10007
Attention: Joy Anakhu, Esq.
*Attorneys for the New York City Department
of Housing Preservation and Development*
Via NYSCEF

Michele Mirro, Esq.
New York City Department of Finance
Office of Legal Affairs
375 Pearl Street, 30th Floor
New York, New York 10038
Attorneys for the New York City Environmental Control Board
Via NYSCEF

Rita Solomon, Esq.
21 East 61st Street, Apt 6F
New York, New York 10065
Referee
Via First Class Mail

NOTICE OF SALE

SUPREME COURT – QUEENS COUNTY – 104-22 NORTHERN LENDER LLC, Plaintiff vs. 104-22 NB, LLC, et al; Defendants. Pursuant to a Judgment of Foreclosure and Sale entered on March 28, 2024 (the “Judgment”), I will sell at public auction to the highest bidder in Courtroom 25 of the Queens County Supreme Court, located at 88-11 Sutphin Boulevard, Jamaica, New York, 11435, on March 14, 2025 at 11:00 a.m., the premises known as 104-22 Northern Boulevard, Flushing, New York. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Queens County and State of New York: Block 1719, Lot 10, as more particularly described in the Judgment. Approximate amount of Judgment is \$1,331,701.93, plus additional interest and fees. Premises will be sold subject to provisions of Judgment and Terms of Sale. Index #701039/2023. The aforementioned auction will be conducted in accordance with the Eleventh Judicial District's COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. These policies, along with the Queens County Foreclosure Auction Rules, can be found on the Queens Supreme Court - Civil Term website.

Rita Solomon, Esq., Referee.

Ginsburg & Misk, LLP, 215-48 Jamaica Avenue, Queens Village, New York 11428, Attorneys for Plaintiff