

SUPREME COURT THE STATE OF NEW YORK:  
COUNTY OF QUEENS

-----X  
FLAGSTAR BANK, FSB,

Index No: 720043/2021

Plaintiff.

NOTICE OF SALE

-against-

YOHAAN HIRALDO;  
YERMIS PEREZ;  
ELBA HURTADO;  
NEW YORK CITY ENVIRONMENTAL  
CONTROL BOARD;  
BRYAN YANDUN;  
JACKIE SLATTERY;

Defendants.

-----X

TAKE NOTICE that the within is a true copy of a Notice of Sale for 53-03 39th

Avenue a/k/a 5303 39th Avenue, Woodside, New York 11377 in QUEENS County.

McCABE, WEISBERG & CONWAY, LLC

Dated: July 31, 2024  
Melville, NY

By:

  
MELISSA A. SPOSATO, ESQ.

Attorneys for Plaintiff

One Huntington Quadrangle, Suite 4N25

Melville, NY 11747

(631) 812-4084

(855) 845-2584 facsimile

To:

CABANILLAS & ASSOCIATES  
120 BLOOMINGDALE ROAD, SUITE 400  
WHITE PLAINS, NEW YORK 10605

**ATTORNEYS FOR DEFENDANTS YOHAAN HIRALDO, YERMIS PEREZ, AND ELBA  
HURTADO**

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD  
100 CHURCH STREET  
NEW YORK, NEW YORK 10007

BRYAN YANDUN  
53-03 39TH AVENUE, 1ST FLOOR  
WOODSIDE, NEW YORK 11377

JACKIE SLATTERY  
53-03 39TH AVENUE, 2ND FLOOR  
WOODSIDE, NEW YORK 11377

MARTHA TAYLOR, ESQ.  
175 14 MAYFIELD RD.  
JAMAICA, NY 11432-2140  
*Court Appointed Referee*

NOTICE OF SALE  
SUPREME COURT - COUNTY OF QUEENS

FLAGSTAR BANK, FSB,

Plaintiff,

Against

YOHAAN HIRALDO, YERMIS PEREZ, ELBA HURTADO, ET AL.

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 04/11/2024, I, the undersigned Referee, will sell at public auction, on the Courthouse steps of the Queens Supreme Court located at 88-11 Sutphin Blvd., Jamaica, NY, on 8/30/2024 at 10:00AM, premises known as 53-03 39th Avenue A.K.A. 5303 39th Avenue, Woodside, New York 11377, 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 Borough Of Queens, County Of Queens, City And State Of New York.

Block 1207 Lot 13

The approximate amount of the current Judgment lien is \$1,071,774.34 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 720043/2021 Prior Index #24858/2012

Martha Taylor, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 6/28/24 File Number: 385-0379 SH

**Index No. 720043/2021**

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

---

FLAGSTAR BANK, FSB,

**PLAINTIFF,**

**-AGAINST-**

YOHAAAN HIRALDO;  
YERMIS PEREZ;  
ELBA HURTADO;  
NEW YORK CITY ENVIRONMENTAL CONTROL BOARD;  
BRYAN YANDUN;  
JACKIE SLATTERY;

**DEFENDANTS.**

---

**NOTICE OF SALE**

---

**McCABE, WEISBERG & CONWAY, LLC**  
Attorneys for PLAINTIFF  
One Huntington Quadrangle, Suite 4N25  
Melville, NY 11747  
(631) 812-4084  
(855) 845-2584 facsimile

---