

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

MASPETH FEDERAL SAVINGS AND LOAN
ASSOCIATION,

Index No. 25036/2011

NOTICE OF SALE

Plaintiff,

-against-

ZAP REALTY CORP., ARISTIDES SAKETOS,
MARATHON ENERGY CORP. d/b/a OLYMPIC
FLAME FUEL OIL, PEOPLE OF THE STATE
OF NEW YORK, PEOPLE OF THE CITY OF
NEW YORK, and BELLA D'ORO d/b/a
CARLTON ICE CREAM,

Defendants,

TO: LAW OFFICES OF JAMIE LATHROP, P.C.
Attorneys for Defendants,
ZAP REALTY CORP., ARISTEDES SAKETOS,
CARLTON ICE CREAM, INC.
s/h/a BELLA D'ORO
d/b/a CARLTONS ICE CREAM
182A 26TH STREET, SUITE 2R
BROOKLYN, NEW YORK 11232

ZAP REALTY CORP.
Defendant
34 EAST 29TH STREET
BROOKLYN, NEW YORK 11226

ZAP REALTY CORP.
Defendant
2815 TILDEN AVENUE
BROOKLYN, NEW YORK 11226

RICHARD A. KCLASS, ESQ.
Attorney for Defendant,
MARATHON ENERGY CORP.
d/b/a OLYMPIC FLAME FUEL OIL
16 COURT STREET, 29TH FLOOR
BROOKLYN, NEW YORK 11241

SIMON SHAMOUN, ESQ.
Referee
KAMPESSIS & SHAMOUN, PLLC
430 BAY RIDGE PARKWAY
BROOKLYN, NEW YORK 11209

DATED: December 30, 2024
Maspeth, New York

MASONE WHITE PENKAVA & CRISTOFARI
Attorneys for Plaintiff
69-34 Grand Avenue P.O. Box 780569
Maspeth, New York 11278
718-639-1100

SUPREME COURT - COUNTY OF KINGS

MASPETH FEDERAL SAVINGS AND LOAN ASSOCIATION, Plaintiff -against- ZAP REALTY CORP., et al
Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated May 3, 2022 and entered on May 18, 2022, and to the order of Hon. Lawrence Knipel dated March 20, 2023 and entered on March 27, 2023, I, the undersigned Referee will sell at public auction at the Kings County Courthouse 360 Adams Street, Room 224, Brooklyn, NY on January 30, 2025 at 2:30 p.m. the following premises to be sold simultaneously as one parcel:

As to Lot 17:

situate, lying and being in the Borough and County of Kings, City and State of New York, bounded and described as follows: BEGINNING at a point in the westerly side of East 29th Street, distant 100 feet northerly from the northwesterly corner of East 29th Street and Tilden Avenue; RUNNING THENCE westerly parallel with Tilden Avenue, 101 feet 4 ½ inches; THENCE northerly parallel to the westerly side of East 29th Street, 40 feet (Deed) 39 feet 11 ¾ inches (Actual), THENCE easterly parallel with Tilden Avenue, 100 feet 2 ½ inches to the westerly side of East 29th Street; THENCE southerly along the westerly side of East 29th Street, 40 feet to the point or place of BEGINNING.

As to Lot 21:

situate, lying and being in the Borough of County of Kings, City and State of New York, bounded and described as follows: BEGINNING at a point on the northerly side of Tilden Avenue, distant 54 feet 3 1/2 inches westerly from the corner formed by the intersection of the westerly side of East 29th Street and the northerly side of Tilden Avenue; RUNNING THENCE northerly 100 feet (Deed) 99 feet 11 ½ inches (Actual); THENCE westerly parallel with Tilden Avenue 45 feet; THENCE southerly 100 feet (Deed) 99 feet 11 ½ inches (Actual) to the northerly side of Tilden Avenue; THENCE easterly along the northerly side of Tilden Avenue 45 feet to the point or place of BEGINNING.

Block: 5130 Lot: 17, 21

Said premises known as 34 EAST 29TH STREET and 2815 TILDEN AVENUE, BROOKLYN, NY

Approximate amount of lien \$1,496,208.37 plus interest & costs.

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

Index Number 25036/2011.

SIMON SHAMOUN, ESQ., Referee

MASONE, WHITE, PENKAVA & CRISTOFARI

Attorney(s) for Plaintiff

69-34 GRAND AVENUE, P.O. BOX 780569, MASPETH, NY 11378

{* BKLYN DLY*}

PLEASE take notice that the within is a (certified) true copy of a

duly entered in the office of the clerk of the within named court on

Dated,

Yours, etc.

MASONE, WHITE, PENKAVA & CRISTOFARI

Attorneys for

Office and Post Office Address

69-34 Grand Avenue

Post Office Box 780569

MASPETH, NEW YORK 11378

To

Attorney(s) for

NOTICE OF SETTLEMENT

PLEASE take notice that an order

of which the within is a true copy will be presented for settlement to the Hon.

one of the judges of the within named Court, at

M.

Yours, etc.

MASONE, WHITE, PENKAVA & CRISTOFARI

Attorneys for

Office and Post Office Address

69-34 Grand Avenue

Post Office Box 780569

MASPETH, NEW YORK 11378

Attorney(s) for

NYSCEF DOC. NO.

MASPETH FEDERAL SAVINGS AND LOAN ASSOCIATION,

PLAINTIFF,

-AGAINST-

ZAP REALTY CORP., ET AL,

DEFENDANTS,

NOTICE OF SALE

Signature (Rule 130-1.1-a)

Print name beneath ERIC A. PENKAVA, ESQ.

MASONE, WHITE, PENKAVA & CRISTOFARI

Attorneys for

Office and Post Office Address, Telephone

69-34 Grand Avenue

Post Office Box 780569

MASPETH, NEW YORK 11378

(718) 639-1100

To

Attorney(s) for

Service of a copy of the within is hereby admitted.
Dated

Attorney(s) for

1500 - BlumbergExcelior Inc., NYC 10013