

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

WEST 45TH RETAIL LLC,

Plaintiff,

- v -

ALANDALOUS PROPERTIES CORP. f/k/a PEOPLES  
FOREIGN EXCHANGE CORPORATION, ABDELILAH  
ALAMI BINANI, NEW YORK STATE DEPARTMENT  
OF LABOR, NEW YORK STATE DEPARTMENT OF  
TAXATION AND FINANCE, NEW YORK CITY  
DEPARTMENT OF FINANCE, BOARD OF MANAGERS  
OF THE ACADEMY HOUSE CONDOMINIUM,

Defendants.

Index No.: 850207/2021

**NOTICE OF SALE  
(AND PUBLICATION OF  
SALE)****Premises:****24 West 45th Street, Unit C-1  
New York, New York  
Block 1260, Lot 1001**

**PLEASE TAKE NOTICE** that, pursuant to an Amended Judgment of Foreclosure and Sale and Decision and Order on Motion entered on September 29, 2023 (the “Judgment”), Elaine Shay, Esq., the court appointed Referee, will sell at public auction to the highest bidder in Room 130 of the New York County Supreme Court at 60 Centre Street, New York, New York on October 9, 2024, at 2:15 p.m., the premises known as 24 West 45th Street, Unit C-1, New York, 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 New York and State of New York: Block 1260, Lot 1001. Approximate amount of Judgment is \$1,632,632.61, plus interest and costs. Premises will be sold subject to provisions of Judgment and Terms of Sale. The foreclosure sale will be conducted in accordance with 1st Judicial District’s Covid-19 Policies and foreclosure auction rules.

**PLEASE TAKE FURTHER NOTICE** that the within is a true and correct copy of the Notice of Sale that will be published in the New York Amsterdam News pursuant to RPAPL § 231 and the Judgment.

The foreclosure sale is scheduled for October 9, 2024, at 2:15 p.m.

Dated: New York, New York  
July 31, 2024

ANDRIOLA LAW, PLLC

/s/ James M. Andriola, Esq.

James M. Andriola, Esq.  
1385 Broadway, 22<sup>nd</sup> Floor  
New York, New York 10018  
(646) 209-9863  
*Attorneys for Plaintiff*

TO: Jennifer Stewart, Esq.  
Smith, Buss & Jacobs, LLP  
733 Yonkers Avenue, Suite 200  
Yonkers, New York 10704  
*Attorneys for Defendants*  
*Alandalous Properties Corp. f/k/a Peoples Foreign Exchange Corporation*  
*and Abdelilah Alami Binani*  
*Borrower/Owner of Equity of Redemption & Guarantor*  
**Via NYSCEF**

Alandalous Properties Corp. f/k/a Peoples Foreign Exchange Corporation  
24 West 45th Street, Unit C-1  
New York, New York 10036  
*Borrower and Owner of Equity of Redemption*  
*Served at the Mortgaged Premises*  
**Via First Class Mail**

John Van Der Tuin, Esq.  
Morgan V. Manley, Esq.  
Smith Gambrell & Russell, LLP  
1301 Avenue of the Americas  
New York, New York 10019  
*Attorneys for Defendant*  
*Board of Managers of the Academy House Condominium*  
**Via NYSCEF**

New York State Department of Labor  
Building 12  
W.A. Harriman Campus  
Albany, New York 12226  
*Non-Appearing Defendant*  
**Via First Class Mail**

New York State Department of Taxation and Finance  
Attention: Office of Counsel  
Building 9, W.A. Harriman Campus  
Albany, New York 12227  
*Non-Appearing Defendant*  
**Via First Class Mail**

New York City Department of Finance  
66 John Street  
New York, New York 10038  
*Non-Appearing Defendant*  
**Via First Class Mail**

Elaine Shay, Esq.  
757 Third Avenue, 20th Floor  
New York, New York 10017  
*Referee*  
**Via First Class Mail**

**NOTICE OF SALE**

SUPREME COURT – NEW YORK COUNTY – WEST 45TH RETAIL LLC, Plaintiff v. ALANDALOUS PROPERTIES CORP. f/k/a PEOPLES FOREIGN EXCHANGE CORPORATION, et al., Defendants. Pursuant to an Amended Judgment of Foreclosure and Sale and Decision and Order on Motion entered on September 29, 2023 (the “Judgment”), I will sell at public auction to the highest bidder in Room 130 of the New York County Supreme Court, 60 Centre Street, New York, New York, on October 9, 2024 at 2:15 p.m., the premises known as 24 West 45th Street, Unit C-1, New York, New York. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in New York County and State of New York: Block 1260, Lot 1001, as more particularly described in the Judgment. Approximate amount of Judgment is \$1,632,632.61, plus additional interest and fees. Premises will be sold subject to provisions of Judgment and Terms of Sale. Index #850207/2021. The foreclosure sale will be conducted in accordance with 1st Judicial District's Covid-19 Policies and foreclosure auction rules.

Elaine Shay, Esq., Referee.

Andriola Law, PLLC, 1385 Broadway, 22<sup>nd</sup> Floor, New York, NY 10018, Attorneys for Plaintiff

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

WEST 45TH RETAIL LLC,

Plaintiff,

- v -

ALANDALOUS PROPERTIES CORP. f/k/a PEOPLES  
FOREIGN EXCHANGE CORPORATION, ABDELILAH  
ALAMI BINANI, NEW YORK STATE DEPARTMENT  
OF LABOR, NEW YORK STATE DEPARTMENT OF  
TAXATION AND FINANCE, NEW YORK CITY  
DEPARTMENT OF FINANCE, BOARD OF  
MANAGERS OF THE ACADEMY HOUSE  
CONDOMINIUM,

Defendants.

Index No.: 850207/2021

**AFFIRMATION OF SERVICE**

**James M. Andriola, Esq.**, an attorney duly admitted to practice in the Courts of the State of New York, affirms as follows under penalty of perjury:

I am a member of Andriola Law, PLLC. I am not a party to the action, am over 18 years of age and reside in the State of New York. On July 31, 2024, I served the foregoing **Notice of Sale (and Publication of Sale)**, by causing true and correct copies of the aforesaid documents to be filed and served electronically via the Court's NYSCEF System and by first class mail as follows:

Jennifer Stewart, Esq.  
Smith, Buss & Jacobs, LLP  
733 Yonkers Avenue, Suite 200  
Yonkers, New York 10704  
*Attorneys for Defendants*  
*Alandalous Properties Corp. f/k/a Peoples Foreign Exchange Corporation*  
*and Abdelilah Alami Binani*  
*Borrower/Owner of Equity of Redemption & Guarantor*  
**Via NYSCEF**

Alandalous Properties Corp. f/k/a Peoples Foreign Exchange Corporation  
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*Attorneys for Defendant*  
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**Via NYSCEF**

New York State Department of Labor  
Building 12  
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Albany, New York 12226  
*Non-Appearing Defendant*  
**Via First Class Mail**

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Attention: Office of Counsel  
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*Non-Appearing Defendant*  
**Via First Class Mail**

New York City Department of Finance  
66 John Street  
New York, New York 10038  
*Non-Appearing Defendant*  
**Via First Class Mail**

Elaine Shay, Esq.  
757 Third Avenue, 20th Floor  
New York, New York 10017  
*Referee*  
**Via First Class Mail**

Dated: New York, New York  
July 31, 2024

/s/ James M. Andriola