

SUPREME COURT OF THE STATE OF NEW YORK
QUEENS COUNTY-----X
25-82 37th Lender LLC,Part Auction

Plaintiff(s),

Hon. Greys

-against-

Index No 711959/2022

Astoria Citadel LLC, et al.

Date September 27, 2024

Defendant(s),

A. To be completed by Court Clerk

Amount of final judgement of foreclosure:

\$ 4,148,927.99

Upset Price(supplied by bank's representative on day of auction):

\$ 4,680,000.00

Sale price of property:

\$ 5,000,000.00B. To be completed by Referee conducting the sale (please print)Name: Lawrence M Litwack Telephone: 718-428-6100Address: 42-40 Bell Blvd Bayside NY 11361Signature and Date: Lawrence M Litwack 9/27/24C. To be completed by Plaintiff's RepresentativeD. To be completed by purchaserName (please print) James M Andriola, Esq.
Andriola Law, P.C.Address 1385 Broadway, 22nd Fl
New York, NY 10018Telephone 646-209-9863Signature and Date [Signature] 9/27/24Name (please print) Giovanni PepeAddress 7 Hill Park Ave # E
Great Neck, NY 11021Telephone (917)698-4235Signature and Date [Signature] 09/27/2024

**Referee must file Report of Sale with County Clerk's Office within thirty days after completing the sale and executing the proper conveyance to the purchaser. If not done so within 90 days of sale, please contact the Foreclosure Department at qscforeclosureauctions@nycourts.gov