

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

25-82 37TH LENDER LLC,

Plaintiff,

- v -

ASTORIA CITADEL LLC; LAMPEAS FAMILY HOLDING CORP.; TESSIE LAMPEAS, AS TRUSTEE OF THE REVOCABLE LIVING TRUST OF TESSIE LAMPEAS; TESSIE LAMPEAS, AS TRUSTEE OF THE REVOCABLE LIVING TRUST OF STEVE A. LAMPEAS; TESSIE LAMPEAS; ERNEST LAMPEAS; PETER LAMPEAS; MARIA THEODORAKOS; LAMPEAS FAMILY LIMITED PARTNERSHIP #7; CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD; CITY OF NEW YORK; THE PEOPLE OF THE STATE OF NEW YORK; THE NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE,

Defendants.

Index No.: 711959/2022

**NOTICE OF SALE
(AND PUBLICATION OF SALE)****Premises:**

**25-82 37th Street
Astoria, New York
Block: 652; Lot: 80**

PLEASE TAKE NOTICE that, pursuant to a Judgment of Foreclosure and Sale (the “Judgment”) dated July 24, 2024 and entered July 26, 2024, Lawrence Litwack, Esq., the court appointed Referee, will sell at public auction on the outside steps of the Queens County Supreme Court at 88-11 Sutphin Boulevard, Jamaica, New York 11435 on September 27, 2024 at 10:00 a.m., the premises known as 25-82 37th Street, Astoria, 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 652, Lot 80. Approximate amount of Judgment is \$4,148,927.99, 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 Newsday, Queens Edition pursuant to RPAPL § 231 and the Judgment.

The foreclosure sale is scheduled for September 27, 2024 at 10:00 a.m.

Dated: New York, New York
August 2, 2024

GINSBURG & MISK, LLP

/s/ Hal R. Ginsburg

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

James M. Andriola, Esq.
Andriola Law, PLLC
1385 Broadway, 22nd Floor
New York, New York 10018

Attorneys for Plaintiff

TO: Mark L. McKew, Esq.
McKew Lam Firm, PLLC
1725 York Ave., Suite 29A
New York, New York 10128
*Attorneys for Defendants Astoria Citadel LLC,
Tessie Lampeas as Trustee of the Revocable Living Trust of Tessie Lampeas,
Tessie Lampeas as Trustee of the Revocable Living Trust of Steve A. Lampeas,
Tessie Lampeas, Ernest Lampeas and Maria Theodorakos*
Via NYSCEF

Kevin E. Rockitter, Esq.
Kevin E. Rockitter, P.C.
180 Froehlich Farm Blvd.
Woodbury, New York 11797
Attorneys for Defendants
Lampeas Family Holding Corp., Peter Lampeas and
Lampeas Family Limited Partnership #7
Via NYSCEF

City of New York Environmental Control Board
66 John Street, 10th floor
New York, NY 10038
Non-Appearing Defendant
Via First Class Mail

City of New York
c/o Corporation Counsel
100 Church Street
New York, New York 10007
Non-Appearing Defendant
Via First Class Mail

The People of the State of New York
c/o Attorney General of the State of New York
28 Liberty Street, 16th Floor
New York, New York 10005
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

Lawrence Litwack, Esq.
4240 Bell Blvd
Bayside, New York 11361
Referee
Via First Class Mail

NOTICE OF SALE

SUPREME COURT – QUEENS COUNTY – 25-82 37TH LENDER LLC, Plaintiff vs. ASTORIA CITADEL LLC, et al; Defendants. Pursuant to a Judgment of Foreclosure and Sale entered on July 26, 2024 (the “Judgment”), I will sell at public auction to the highest bidder on the outside steps of the Queens County Supreme Court, located at 88-11 Sutphin Boulevard, Jamaica, New York, 11435, on September 27, 2024 at 10:00 a.m., the premises known as 25-82 37th Street, Astoria, 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 652, Lot 80, as more particularly described in the Judgment. Approximate amount of Judgment is \$4,148,927.99, plus additional interest and fees. Premises will be sold subject to provisions of Judgment and Terms of Sale. Index # 711959/2022. 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.

Lawrence Litwack, Esq., Referee.

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

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

25-82 37TH LENDER LLC,

Plaintiff,

- v -

ASTORIA CITADEL LLC; LAMPEAS FAMILY
HOLDING CORP.; TESSIE LAMPEAS, AS TRUSTEE
OF THE REVOCABLE LIVING TRUST OF TESSIE
LAMPEAS; TESSIE LAMPEAS, AS TRUSTEE OF THE
REVOCABLE LIVING TRUST OF STEVE A.
LAMPEAS; TESSIE LAMPEAS; ERNEST LAMPEAS;
PETER LAMPEAS; MARIA THEODORAKOS;
LAMPEAS FAMILY LIMITED PARTNERSHIP #7;
CITY OF NEW YORK ENVIRONMENTAL CONTROL
BOARD; CITY OF NEW YORK; THE PEOPLE OF
THE STATE OF NEW YORK; THE NEW YORK
STATE DEPARTMENT OF TAXATION AND
FINANCE,

Defendants.

Index No.: 711959/2022

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 August 2, 2204, 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:

Mark L. McKew, Esq.
McKew Lam Firm, PLLC
1725 York Ave., Suite 29A
New York, New York 10128
*Attorneys for Defendants Astoria Citadel LLC,
Tessie Lampeas as Trustee of the Revocable Living Trust of Tessie Lampeas,
Tessie Lampeas as Trustee of the Revocable Living Trust of Steve A. Lampeas,
Tessie Lampeas, Ernest Lampeas and Maria Theodorakos*
Via NYSCEF

Kevin E. Rockitter, Esq.
Kevin E. Rockitter, P.C.
180 Froehlich Farm Blvd.
Woodbury, New York 11797
Attorneys for Defendants
Lampeas Family Holding Corp., Peter Lampeas and
Lampeas Family Limited Partnership #7
Via NYSCEF

City of New York Environmental Control Board
66 John Street, 10th floor
New York, NY 10038
Non-Appearing Defendant
Via First Class Mail

City of New York
c/o Corporation Counsel
100 Church Street
New York, New York 10007
Non-Appearing Defendant
Via First Class Mail

The People of the State of New York
c/o Attorney General of the State of New York
28 Liberty Street, 16th Floor
New York, New York 10005
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

Lawrence Litwack, Esq.
4240 Bell Blvd
Bayside, New York 11361
Referee
Via First Class Mail

Dated: New York, New York
August 2, 2024

/s/ James M. Andriola