

NOTICE OF SALE  
SUPREME COURT - COUNTY OF QUEENS

WEST COAST 2014-7, LLC,  
Plaintiff,

Against

KAM YAN LEUNG, KIM WA WONG, et al  
Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 04/07/2025, I, the undersigned Referee, will sell at public auction, at the Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25, on 7/18/2025 at 10:00AM, premises known as 73-66 189th Street, Fresh Meadows, NY 11366, 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 and County of Queens, City and State of New York.

Block 7176 Lot 37

The approximate amount of the current Judgment lien is \$499,606.42 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 711803/2024

Joseph N. Misk, Esq., Referee.

Richland & Falkowski, PLLC, 28-07 Jackson Avenue, 5th Floor, LONG ISLAND CITY, NY 11101

Dated: 5/1/2025 File Number: LEUNG MB

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

WEST COAST 2014-7, LLC,

Plaintiff,

-against-

KAM YAN LEUNG, KIM WA WONG, et al,  
Defendant.

AFFIRMATION OF SERVICE OF  
NOTICE OF SALE BY MAIL

Index No. 711803/2024

County of Suffolk, State of New York:

I, Domenic Lanza, Esq., an attorney admitted to the practice of law before the courts of the State of New York, and not a party to the above-entitled cause, affirm the following to be true under the penalties of perjury pursuant to CPLR 2106:

That on June 13, 2025 deponent served the within NOTICE OF SALE upon the following parties, enclosed in post-paid, properly addressed and sealed wrappers, by depositing said wrappers in an official depository of the United States Postal Service within New York State.

City of New York Transit Authority Transit Adjudication Bureau  
130 Livingston Street  
Brooklyn, NY 11201


City of New York Department of Transportation Parking Violations Bureau  
100 Church Street  
New York, NY 10007

New York State Department of Taxation & Finance  
WA Harriman, Building 9  
Albany, NY 12227

Ginsburg & Misk LLP  
Attn.: Joseph N. Misk, Esq.  
215-48 Jamaica Avenue  
Queens Village, NY 11428

Fia Card Services, N.A.  
300 Union Avenue  
Holbrook, NY 11741

Dated: June 13, 2025

  
Domenic Lanza, Esq.  
Nationwide Court Services, Inc.  
761 Koehler Avenue, Suite A  
Ronkonkoma, NY 11779