

## NOTICE OF SALE

SUPREME COURT. QUEENS COUNTY. NEW YORK BUSINESS DEVELOPMENT CORPORATION D/B/A PURSUIT, Pltf. vs. GRAYCE PROPERTY MANAGEMENT LLC, et al Deft. Index #705541/2024. Pursuant to judgment of foreclosure and sale entered March 24, 2025, I will sell at public auction in Courtroom #25 of the Queens County Supreme Court, 88-11 Sutphin Blvd., Jamaica, NY on November 21, 2025 at 11:00 a.m., prem. k/a 107-01 Rockaway Boulevard, Ozone Park, NY a/k/a, Block 11474, Lot 10. Said property located at the corner formed by the intersection of the Northeasterly side of Rockaway Blvd. as same has been widened and the Easterly side of 107 Street (formerly Hoffman avenue); Running thence Northerly along the Easterly side of 107<sup>th</sup> Street, 49.34 feet; Thence Easterly at right angles to 107<sup>th</sup> Street 20.09 feet; Thence Southerly parallel with 107<sup>th</sup> Street and part of the distance through a party wall, 64.38 ft. to the Northeasterly side of Rockaway Boulevard; Thence Northwesterly along the Northeasterly side of Rockaway Boulevard, 25.10 ft. to the corner, the point of beginning. Approximate amount of judgment is \$323,871.61 plus cost and interest. Sold subject to terms and conditions of filed judgment and terms of sale. JUDGE SCOTT H. SILLER, Referee., CERTILMAN BALIN ADLER & HYMAN, LLP, Attys. for Pltf., 100 Motor Parkway, Ste, 560, Hauppauge, NY. #102558