

## NOTICE OF SALE

**SUPREME COURT: QUEENS COUNTY  
BD SEVEN LLC v. MYS, LLC et al.**

Pursuant to a Judgment of Foreclosure and Sale dated August 8, 2025 and filed with the Clerk of the Supreme Court, Queens County on August 13, 2025, bearing Index No. 707116/2024, I will sell at public auction on Friday, October 24, 2025 at 10:00 am on the 2<sup>nd</sup> Floor in Courtroom 25 of the Queens County Supreme Courthouse, 88-11 Sutphin Boulevard, Jamaica, New York 11435 the premises known as 102-40 Jamaica Avenue, Queens NY 11418 (Block: 9288, Lot: 20). Premises sold subject to filed Judgment of Foreclosure and Sale and Terms of Sale. Judgment amount \$509,901.16 plus interest and costs. The foreclosure sale will be conducted in accordance with the Queens County Supreme Court Rules and Policies in effect at that time. Location and time are subject to revision based on Court policy, current protocols and health conditions. Yvette Dudley Esq., Referee.  
Harry Zubli, Esq., Attorney for Plaintiff (516) 487-5777.