

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

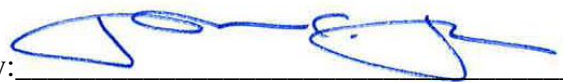
-----X		:	Index No.: 712651/2021
360 SC LLC,		:	
	Plaintiff,	:	Section: 13
		:	Block: 2467
		:	Lots: 205, 206, 207, 208, and 209
- against -		:	County: Queens
		:	Borough: Queens
8105 KNEELAND AVENUE LLC, AI YUN CHEN,		:	Street: 51-99, 51-101, 51-105,
WING FUNG CHAU, NEW YORK CITY BUREAU		:	51-107, and 51-111
OF HIGHWAY OPERATIONS, STATE OF NEW		:	Manilla Street and 81-
YORK,		:	05 Kneeland Avenue
	Defendants.	:	Queens, NY
		:	<b><u>NOTICE OF SALE</u></b>
-----X			

Mesdames/Sirs:

**PLEASE TAKE NOTICE** that annexed hereto is a true copy of a Notice of Sale regarding the premises in the above-captioned foreclosure proceeding.

Dated: White Plains, New York  
July 16, 2025

KURZMAN EISENBERG CORBIN & LEVER, LLP

By: 

John C. Re

*Attorneys for Plaintiff*  
One North Broadway, 12<sup>th</sup> Floor  
White Plains, New York 10601  
Ph. 914-285-9800

**TO:** Wendy Marie Weathers, Esq.  
Clair Gjertsen & Weathers, PLLC  
*Attorneys for Defendants 8105 Kneeland Avenue LLC*  
*and Ai Yun Chen*  
(via NYSCEF)

Xinyu Zhu, Esq.  
Huang, Chen, Wu & Zhu PLLC  
*Attorneys for Defendants 8105 Kneeland Avenue LLC*  
*and Ai Yun Chen*  
(via NYSCEF)

Benjamin B. Xue, Esq.  
Xue & Associates, P.C.  
*Attorneys for Wing Fung Chau*  
(via NYSCEF)

Joy Anakhu, Esq.  
New York City Law Department  
*Attorneys for New York City Bureau*  
*of Highway Operations*  
(via NYSCEF)

State of New York  
Managing Attorney's Office  
Office of the Attorney General  
28 Liberty Street, 16th Floor  
New York, New York 10005

Michael Cassell, Esq.  
Hogan & Cassell, LLP  
*Attorneys for Proposed Intervenors*  
(via NYSCEF)

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

Pursuant to a Judgment of Foreclosure and Sale of the Supreme Court of the State of New York, County of Queens, dated June 17, 2025 and filed on July 2, 2025 in the case entitled 360 SC LLC v. 8105 Kneeland Avenue LLC, et al., Index No. 712651/2021, the below-named Referee will sell at public auction in Courtroom 25, of the Queens County Courthouse located at 88-11 Sutphin Boulevard, Jamaica, New York, on August 15, 2025, at 11:00 a.m., in one parcel, the property described in said Judgment and therein directed to be sold in one parcel, to which Judgment reference is made for the terms of sale and for a description of the property to be sold, which property may be briefly described as the premises known by the street addresses 51-99, 51-101, 51-105, 51-107, and 51-111 Manilla Street and 81-05 Kneeland Avenue, Queens, New York, and also designated as Section 13, Block 2467, Lots 205, 206, 207, 208, and 209.

The approximate amount of the Judgment is \$4,793,648.07 plus interest from and after August 8, 2023, plus any advances, expenses, costs, and disbursements as set forth and permitted therein. The premises will be sold subject to the terms of the filed Judgment, the Terms of Sale, and the rules of the court.

Dated: July 18, 2025

MARTHA TAYLOR, ESQ., Referee

ALL INQUIRIES TO:

KURZMAN EISENBERG CORBIN & LEVER, LLP, Attn: John C. Re, Esq., Attorneys for Plaintiff, One North Broadway, 12<sup>th</sup> Floor, White Plains, New York 10601, 914-286-6364.