

NOTICE OF SALE

SUPREME COURT: QUEENS COUNTY

BD SEVEN LLC v. STELLA'S MANAGEMENT ON PL. 215, LLC et al. Pursuant to a Judgment of Foreclosure and Sale dated December 15, 2025 and filed with the Clerk of the Supreme Court, Queens County on December 16, 2025, bearing Index no. 703488/2024, I will sell at public auction on Friday, February 6, 2026 at 11:00 am in Courtroom 25 of the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., Jamaica, New York 11435 the premises known as 91-02 215th Place a/k/a 215-12/22 91st Avenue, Queens Village, New York 11428 (Block: 10640, Lot: 1). Premises sold subject to filed Judgment of Foreclosure and Sale and Terms of Sale. Judgment amount \$775,913.46 plus interest and costs. The foreclosure sale will be conducted in accordance with the Queens County Supreme Court Policies and the Unified Court System Safety and Operational Protocols in effect at this time. Auction location and time are subject to revision based on Court policy, current protocols and health conditions. Gregory M. Laspina, Esq., Referee. Harry Zubli, Esq., attorney for plaintiff (516) 487-5777.