

NOTICE OF SALE**SUPREME COURT – COUNTY OF BRONX**

SAMPURNA JAIN and SAPNA SHAH,

Plaintiffs,

-against-

3216 SEYMOUR AVE LLC,
JR 4 HOLDINGS LLC,

"JOHN DOE No.1" through "JOHN DOE No. 100" inclusive, the name of the last 100 defendants being fictitious, the true names of said defendants being unknown to plaintiffs, it being intended to designate fee owners, tenants or occupants of the liened premises and/or persons or parties having or claiming an interest in or a lien upon the liened premises, if the aforesaid individual defendants are living, and if any or all of said individual defendants be dead, their heirs at law, next of kin, distributees, executors, administrators, trustees, committees, devisees, legatees, and assignees, lienors, creditors and successors in interest of them and generally all persons having or claiming under, by, through, or against the said defendants named as a class, of any right, title, or interest in or lien upon the premises described in the complaint herein,

Defendants.

Pursuant to a Judgment of Foreclosure and Sale dated August 11, 2025, and entered August 13, 2025,

I, the undersigned Referee will sell at public auction at the

Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, New York 10451-2937, on October 27, 2025, at 2:15pm, the premises know as 2408 Grand Avenue, Bronx, New York 10468. All that certain plot, piece of parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, (Block 3199, Lot 146). Approximate amount of judgment is \$573,000, plus interest and costs. Premises will be sold subject to the provisions of the filed Judgment of Foreclosure and Sale under Index #36637/2019E.

Sergio Marquez, Esq., Referee

Law Offices of Jay S. Markowitz, P.C, Attorney for Plaintiff
185 Hillside Avenue, First Floor, Williston Park, New York 11596
Dated: September 1, 2025

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX

-----X
SAMPURNA JAIN and SAPNA SHAH,

Plaintiffs,

Index No.: 36637/2019E

-against-

**AFFIRMATION OF
SERVICE**

3216 SEYMOUR AVE LLC,
JR 4 HOLDINGS LLC,

"JOHN DOE No.1" through "JOHN DOE No. 100" inclusive, the name of the last 100 defendants being fictitious, the true names of said defendants being unknown to plaintiffs, it being intended to designate fee owners, tenants or occupants of the liened premises and/or persons or parties having or claiming an interest in or a lien upon the liened premises, if the aforesaid individual defendants are living, and if any or all of said individual defendants be dead, their heirs at law, next of kin, distributees, executors, administrators, trustees, committees, devisees, legatees, and assignees, lienors, creditors and successors in interest of them and generally all persons having or claiming under, by, through, or against the said defendants named as a class, of any right, title, or interest in or lien upon the premises described in the complaint herein,

Defendants.

-----X

Jay S. Markowitz, hereby affirms that I am an attorney duly admitted to practice law in the State of New York. I am not a party to this action, I am over 18 years of age and I reside in New York, New York.

On the 5th day of September 2025, I served a true copy of the within Notice of Sale on:

3216 Seymore Ave LLC
142-58 Rockaway Blvd.
Jamaica, New York 11436

And

120-17 Cove Point, #91A
College Point, New York 11356

JR 4 Holdings LLC
2408 Grand Avenue
Bronx, New York 10468

And

c/o Russell Jackson
846 Utica Avenue
Brooklyn, New York 11203

"JOHN DOE No.1" through "JOHN DOE No. 100"
2408 Grand Avenue
Bronx, New York 10468

by depositing a copy of the same, enclosed in a sealed, postpaid wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York and via E-filing.

Dated: Williston Park, New York
September 5, 2025



Jay S. Markowitz