

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

JDRM LLC DBPP, SM, SKP and JD LLC; Plaintiff v. IRINA KHUTORETSKAYA; et al.;  
Defendants. Index Number: 135267/2019

Attorney for Plaintiff: Hasbani & Light, P.C., 450 7<sup>th</sup> Ave, Suite 1901, New York, NY  
10123; (212) 643-6677

Pursuant to judgment of foreclosure and sale granted herein on 1/22/24, I will sell at Public  
Auction to the highest bidder at the Staten Island Supreme Court located at 18 Richmond  
Terrace, Room 112, Staten Island, NY 10301 on May 29, 2025, at 9:30 AM

Premises known as 115 Baden Place, Staten Island, NY 10306

Block: 3806 Lot: 33

All that certain plot, piece, or parcel of land, situate, lying and being in the County of  
Richmond, State of New York.

As more particularly described in the judgment of foreclosure and sale.

Sold subject to the terms and conditions contained in said judgment and terms of sale.

No cash will be accepted by the Referee, only by certified check.

Approximate amount of judgment: \$596,761.25 plus interest and costs.

Jeffrey Lisnow, Esq., Referee