

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

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JY. KLASSZIKUS L.P.,

Plaintiff,

- against -

Index No. 719970/2023

FIRST FEDERAL HOLDING LLC; NAIRAN  
MAHMOOD, AS TRUSTEE OF THE RAMZAN  
MAHMOOD FAMILY TRUST U/A DATED MAY 11,  
2023; SHEREEN MAHMOOD, AS TRUSTEE OF THE  
RAMZAN MAHMOOD FAMILY TRUST U/A DATED  
MAY 11, 2023; CITY OF NEW YORK DEPARTMENT  
OF FINANCE; NEW YORK CITY ENVIRONMENTAL  
CONTROL BOARD; ALI KHAN and SURIS NAILS  
BEUATY SALON,

NOTICE OF SALE

Defendants.

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**PLEASE TAKE NOTICE** that pursuant to the Judgment of Foreclosure and Sale dated September 3, 2024 and entered on September 10, 2024, I will sell at public auction public auction at the Courthouse Steps of Queens County Courthouse, 88-11 Sutphin Blvd, Jamaica, New York, second floor, Courtroom 25 on November 8, 2024 at 10:00 a.m., prem. k/a 127-05 101<sup>ST</sup> Ave, South Richmond Hill, New York, (Block 9472, Lot 28). Approx. amt of judgment is \$768,617.73 together with interest, plus costs, attorneys' fees and interest. Sold subject to terms and conditions of filed Judgment.

Bruce S. Povman, Esq., Referee

Dated: Cedarhurst, New York  
September 30, 2024

**JACOBOWITZ NEWMAN TVERSKY LLP**  
*Attorneys for Plaintiff*

By: /s/ Aviva Francis

Aviva Francis

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