

**NOTICE OF SALE**

SUPREME COURT - COUNTY OF KINGS.

JFK CAPITAL, LTD., Plaintiff -against- 167 BSD AS SCHENECTADY LLC and BLOUNT PROPERTIES LLC, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated April 7, 2025 and entered on April 11, 2025, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, located at 360 Adams Street, Room 224, Brooklyn, NY 11201 on June 12, 2025 at 2:30 p.m. premises

situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, known and designated as Block 1366 and Lot 12

Said premises known as 167 SCHENECTADY AVENUE, BROOKLYN, NY

Approximate amount of lien \$586,250.00 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 504359/2024.

MICHAEL BENJAMIN, ESQ., Referee

Suslovich & Klein LLP

Mark M. Kranz - (718) 382-5700

Attorney(s) for Plaintiff

1507 Avenue M, Brooklyn, NY 11230

**Affidavit of Mailing**

SUPREME COURT STATE OF NEW YORK,  
COUNTY OF KINGS

JFK CAPITAL, LTD., Plaintiff

-against-

167 BSD AS SCHENECTADY LLC and BLOUNT  
PROPERTIES LLC, et al Defendant(s)

Index Number 504359/2024

COUNTY OF SUFFOLK)  
STATE OF NEW YORK)

I, John O'Keefe, being duly sworn, deposes and says that I am over eighteen years of age, that I am not a party to this action, and that I reside in Suffolk County, New York. The deponent mailed a true copy of NOTICE OF SALE, in a postpaid envelope addressed as listed, by Certified Mail and regular US mail on April 25th, 2025 and placed in an official depository of the U.S.P.S. in the State of New York, town of Islip.

Joseph J. Haspel, Esq., as attorney for 167 BSD AS Schenectady LLC  
39 Casimer Road  
Middletown, New York 10941  
**#9589 0710 5270 1610 3191 76**

Blount Properties LLC  
111 Carleton Avenue, Suite 2A  
Islip Terrace, New York 11752  
**#9589 0710 5270 1610 3191 83**

167 BSD AS Schenectady LLC  
167 Schenectady Avenue  
Brooklyn, New York 11213  
**#9589 0710 5270 1610 3191 90**

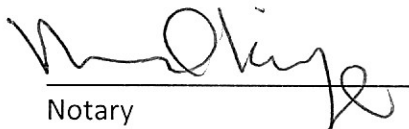
Michael Benjamin, Esq., as Referee  
2429 East 71st Street  
Brooklyn, New York 11234  
**#9589 0710 5270 1610 3192 06**

John Doe  
167 Schenectady Avenue  
Brooklyn, New York 11213  
**#9589 0710 5270 1610 3192 13**

## Affidavit of Mailing

Jane Doe  
167 Schenectady Avenue  
Brooklyn, New York 11213  
#9589 0710 5270 1610 3192 20

As sworn to me on this date,  
April 25th, 2025

  
Notary

MARCIA O'KEEFE  
NOTARY PUBLIC OF THE STATE OF NEW YORK  
No. 01OK6230423  
Qualified in Suffolk County  
My commission ends Nov. 01, 2026

  
John O'Keefe

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Brooklyn, NY 11213

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

0752 13  
Postmark Here  
APR 25 2025  
11752 USPS

Sent To  
Jane Doe  
167 Schenectady Avenue  
Brooklyn, New York 11213

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Brooklyn, NY 11213

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

0752 13  
Postmark Here  
APR 25 2025  
11752 USPS

Sent To  
John Doe  
167 Schenectady Avenue  
Brooklyn, New York 11213

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Brooklyn, NY 11234

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

0752 13  
Postmark Here  
APR 25 2025  
11752 USPS

Sent To  
Michael Benjamin, Esq., as Referee  
2429 East 71st Street  
Brooklyn, New York 11234

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Brooklyn, NY 11213

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

0752 13  
Postmark Here  
APR 25 2025  
11752 USPS

Sent To  
167 BSD AS Schenectady LLC  
167 Schenectady Avenue  
Brooklyn, New York 11213

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Islip Terrace, NY 11752

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

0752 13  
Postmark Here  
APR 25 2025  
11752 USPS

Sent To  
Blount Properties LLC  
111 Carleton Avenue, Suite 2A  
Islip Terrace, New York 11752

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Middletown, NY 10941

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

0752 13  
Postmark Here  
APR 25 2025  
11752 USPS

Sent To  
Joseph J. Haspel, Esq.,  
39 Casimer Road  
Middletown, New York 10941

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions