

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

- - - - - X
PETER BILL STATHAKOS,

Plaintiff,

Index No. 525717/2024

- against -

Notice of Sale

SALMAAN CHUDHARY, et al.

Defendants.

- - - - - X

PLEASE TAKE NOTICE that annexed hereto is the Notice of
Sale in the above entitled action.

Dated: August 12, 2025

DEUTSCH & SCHNEIDER, LLP
Attorneys for Plaintiff,
Office & P. O. Address,
79-37 Myrtle Avenue
Glendale, N.Y. 11385
Our File #I-410

TO:

MICHAEL BENJAMIN, ESQ., Referee
2429 E 71st Street
Brooklyn, NY 11234

SALMAAN CHUDHARY
1611 Cortelyou Road
Brooklyn, N.Y. 11226

and at

2311 Cortelyou Road
Brooklyn, N.Y. 11226

ADIL SALEEM
1605 Cortelyou Road - First Floor
Brooklyn, N.Y. 11226

MOHAMMAD SOHAIL
137 Fifth Avenue
Brooklyn, NY 11217

NYS DEPARTMENT OF TAXATION & FINANCE
Attn: Office of Counsel
Building 9
W A Harriman Campus
Albany, NY 12227

REGAL S., LAST NAME REFUSED, SUED HEREIN AS JOHN DOE 1
2311 Cortelyou Road, First Floor
Brooklyn, N.Y. 11226

JEFFREY S., LAST NAMED REFUSED, SUED HEREIN AS JOHN DOE 2
2311 Cortelyou Road, First Floor
Brooklyn, N.Y. 11226

STEPHANIE S., LAST NAMED REFUSED, SUED HEREIN AS JOHN DOE 3
2311 Cortelyou Road, First Floor
Brooklyn, N.Y. 11226

JANE DOE, NAMED REFUSED, SUED HEREIN AS JOHN DOE 4
2311 Cortelyou Road, Second Floor
Brooklyn, N.Y. 11226

JOHN DOE, NAME REFUSED, SUED HEREIN AS JOHN DOE 5
2311 Cortelyou Road, Second Floor
Brooklyn, N.Y. 11226

JANE DOE, NAME REFUSED, SUED HEREIN AS JOHN DOE 6
2311 Cortelyou Road, Second Floor
Brooklyn, N.Y. 11226

NOTICE OF SALE

SUPREME COURT. KINGS COUNTY. PETER BILL STATHAKOS, vs. SALMAAN CHUDHARY, et al Deft. Index #525717/2024. Pursuant to judgment of foreclosure and sale entered July 11, 2025, I will sell at public auction in Room 224 of the Kings County Courthouse, 360 Adams Street, Brooklyn, NY on September 18, 2025 at 2:30 p.m. prem. k/a 2311 Cortelyou Road, Brooklyn, NY 11226 a/k/a Section 16, Block 5167, Lot 81. Approximate amount of judgment is \$1,461,333.33 plus cost and interest. Sold subject to terms and conditions of filed judgment and terms of sale. MICHAEL BENJAMIN, Referee. DEUTSCH & SCHNEIDER LLP, Attys. for Pltf., 79-37 Myrtle Avenue, Glendale, NY. File No. I-410 - #102459

A F F I D A V I T

STATE OF NEW YORK)
 ss.:
COUNTY OF QUEENS)

RACHEL ROSENSTEIN, being duly sworn, deposes and says:

That she is the Paralegal to DEUTSCH & SCHNEIDER LLP,
Attorneys for Plaintiff in the within matter and not a party to
this action.

That on the *12^m* day of August, 2025, she served the
NOTICE OF SALE by depositing a true copy (true copies) thereof,
securely enclosed in post paid wrappers in an official depository
under the exclusive care and custody of the U.S. Postal Service
within New York State directed to:

MICHAEL BENJAMIN, ESQ., Referee
2429 E 71st Street
Brooklyn, NY 11234

SALMAAN CHUDHARY
1611 Cortelyou Road
Brooklyn, N.Y. 11226

and at

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that (those) being the address (addresses) designated by him or her (them) for that purpose upon the preceding papers in this action. Deponent is over 18 years of age.

ALL OTHER DEFENDANTS EITHER DEFAULTED OR WAIVED NOTICE OF THIS APPLICATION.

Sworn to before me this
12th day of August, 2025

Notary Public

Joshua Deutsch
Notary Public State of New York
No. 01DE4875160
Qualified in Nassau County
Commission Expires October 27, 2026



RACHEL ROSENSTEIN