

**SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF NEW YORK**

FLUSHING BANK,

Plaintiff,

- v -

NUSSBAUM ASSOCIATES COMPANY, L.L.C., ERIC NUSSBAUM, PELHAM PLUMBING AND HEATING CORP., NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, NEW YORK CITY DEPARTMENT OF FINANCE, DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT,

Defendants.

Index No.: 850144/2025

**NOTICE OF SALE  
(AND PUBLICATION OF  
SALE)****Premises:**

**495 West 186th Street (a/k/a  
2539/2551 Amsterdam Avenue)  
New York, New York  
(Block 2149, Lot 93)**

**PLEASE TAKE NOTICE** that, pursuant to a Judgment of Foreclosure and Sale and Decision + Order on Motion entered on December 2, 2025 (the "Judgment"), Tom Kleinberger, Esq., the court appointed Referee, will sell at public auction to the highest bidder in Room 252 of the New York County Supreme Court at 60 Centre Street, New York, New York on January 14, 2026, at 2:15 p.m., the premises known as 495 West 186th Street (a/k/a 2539/2551 Amsterdam Avenue), New York, New York. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of New York and State of New York: Block 2149, Lot 93. Approximate amount of Judgment is \$6,641,573.69, plus interest and costs. Premises will be sold subject to provisions of Judgment and Terms of Sale. The foreclosure sale will be conducted in accordance with 1st Judicial District's Covid-19 Policies and foreclosure auction rules.

**PLEASE TAKE FURTHER NOTICE** that the within is a true and correct copy of the Notice of Sale that will be published in the Chelsea Clinton News pursuant to RPAPL § 231 and the Judgment.

The foreclosure sale is scheduled for January 14, 2026, at 2:15 p.m.

Dated: New York, New York  
December 4, 2025

ANDRIOLA LAW, PLLC

/s/ James M. Andriola, Esq.

James M. Andriola, Esq.  
1385 Broadway, 22<sup>nd</sup> Floor  
New York, New York 10018  
(646) 209-9863  
*Attorneys for Plaintiff*

TO: Charles Wallshein, Esq.  
Anderson Bowman Wallshein  
80-02 Kew Gardens Road, Suite 600  
Kew Gardens, New York 11415  
*Attorneys for Defendants*  
*Nusbaum Associates Company, L.L.C. and Eric Nussbaum*  
*Borrower/Owner of Equity of Redemption & Guarantor*  
**Via NYSCEF**

Nusbaum Associates Company, L.L.C.  
495 West 186th Street  
New York, New York 10033  
*Borrower/Owner of Equity of Redemption*  
*Being served at subject mortgaged premises*  
**Via First Class Mail**

Kaufman Dolowich LLP  
135 Crossways Park Dr., Suite 201  
Woodbury, New York 11797  
*Attorneys for Defendant*  
*Pelham Plumbing and Heating Corp.*  
**Via NYSCEF**

New York City Environmental Control Board  
66 John Street  
New York, New York 10038  
*Non-Appearing Defendant*  
**Via First Class Mail**

New York State Department of Taxation and Finance  
Attention: Office of Counsel  
Building 9, W.A. Harriman Campus  
Albany, New York 12227  
*Non-Appearing Defendant*  
**Via First Class Mail**

New York City Department of Finance  
100 Church Street  
New York, New York 10007  
*Non-Appearing Defendant*  
**Via First Class Mail**

Muriel Goode Trufant  
Corporation Counsel of the City of New York  
100 Church Street, Room 3-118  
New York, New York 10007  
Attention: Joy Anakhu  
*For Department of Housing Preservation and Development*  
**Via NYSCEF**

Tom Kleinberger, Esq.  
411 5th Avenue  
New York, New York 10016  
*Referee*  
**Via First Class Mail**

**NOTICE OF SALE**

SUPREME COURT – NEW YORK COUNTY – FLUSHING BANK, Plaintiff v. NUSSBAUM ASSOCIATES COMPANY, L.L.C., et al., Defendants. Pursuant to a Judgment of Foreclosure and Sale and Decision + Order on Motion entered on December 2, 2025 (the “Judgment”), I will sell at public auction to the highest bidder in Room 252 of the New York County Supreme Court, 60 Centre Street, New York, New York, on January 14, 2026 at 2:15 p.m., the premises known as 495 West 186th Street (a/k/a 2539/2551 Amsterdam Avenue), New York, New York. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in New York County and State of New York: Block 2149, Lot 93, as more particularly described in the Judgment. Approximate amount of Judgment is \$6,641,573.69, plus additional interest and fees. Premises will be sold subject to provisions of Judgment and Terms of Sale. Index #850144/2025. The foreclosure sale will be conducted in accordance with 1st Judicial District's Covid-19 Policies and foreclosure auction rules.

Tom Kleinberger, Esq., Referee.

Andriola Law, PLLC, 1385 Broadway, 22<sup>nd</sup> Floor, New York, NY 10018, Attorneys for Plaintiff

**SUPREME COURT OF THE STATE OF NEW YORK  
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NUSSBAUM ASSOCIATES COMPANY, L.L.C., ERIC NUSSBAUM, PELHAM PLUMBING AND HEATING CORP., NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, NEW YORK CITY DEPARTMENT OF FINANCE, DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT,

Defendants.

**AFFIRMATION OF SERVICE**

**James M. Andriola, Esq.**, an attorney duly admitted to practice in the Courts of the State of New York, affirms as follows under penalty of perjury:

I am a member of Andriola Law, PLLC. I am not a party to the action, am over 18 years of age and reside in the State of New York. On December 4, 2025, I served the foregoing **Notice of Sale (and Publication of Sale)**, by causing true and correct copies of the aforesaid document to be filed and served electronically via the Court's NYSCEF System and by first class mail as follows:

Charles Wallshein, Esq.  
Anderson Bowman Wallshein  
80-02 Kew Gardens Road, Suite 600  
Kew Gardens, New York 11415  
*Attorneys for Defendants*  
*Nusbaum Associates Company, L.L.C. and Eric Nussbaum*  
*Borrower/Owner of Equity of Redemption & Guarantor*  
**Via NYSCEF**

Nusbaum Associates Company, L.L.C.  
495 West 186th Street  
New York, New York 10033  
*Borrower/Owner of Equity of Redemption*  
*Being served at subject mortgaged premises*  
**Via First Class Mail**

Kaufman Dolowich LLP  
135 Crossways Park Dr., Suite 201  
Woodbury, New York 11797  
*Attorneys for Defendant*  
*Pelham Plumbing and Heating Corp.*  
**Via NYSCEF**

New York City Environmental Control Board  
66 John Street  
New York, New York 10038  
*Non-Appearing Defendant*  
**Via First Class Mail**

New York State Department of Taxation and Finance  
Attention: Office of Counsel  
Building 9, W.A. Harriman Campus  
Albany, New York 12227  
*Non-Appearing Defendant*  
**Via First Class Mail**

New York City Department of Finance  
100 Church Street  
New York, New York 10007  
*Non-Appearing Defendant*  
**Via First Class Mail**

Muriel Goode Trufant  
Corporation Counsel of the City of New York  
100 Church Street, Room 3-118  
New York, New York 10007  
Attention: Joy Anakhu  
*For Department of Housing Preservation and Development*  
**Via NYSCEF**

Tom Kleinberger, Esq.  
411 5th Avenue  
New York, New York 10016  
*Referee*  
**Via First Class Mail**

Dated: New York, New York  
December 4, 2025

/s/ James M. Andriola