

**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, 22nd 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, 22nd Floor, New York, NY 10018, Attorneys for Plaintiff

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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
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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