

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

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1407 78TH STREET FUNDING LLC,

Index No. 520378/2023

Plaintiff,

- against -

**NOTICE OF SALE**

1407 REALTY CONSULTANTS LLC, SILVIA  
A. ANGELOPOULOS, AS LIMITED  
ADMINISTRATOR OF THE ESTATE OF  
MICHAEL ANGELOPOULOS, MARIA  
ANDREWS F/K/A MARIA ANGELOPOULOS,  
UNITED STATES OF AMERICA, NEW YORK  
CITY ENVIRONMENTAL CONTROL BOARD,  
NEW YORK CITY DEPARTMENT OF  
HOUSING PRESERVATION &  
DEVELOPMENT, NEW YORK CITY  
DEPARTMENT OF FINANCE, NEW YORK  
CITY PARKING VIOLATIONS BUREAU,  
NEW YORK CITY BUREAU OF HIGHWAY  
OPERATIONS, PEOPLE OF THE STATE OF  
NEW YORK, and THE NEW YORK STATE  
DEPARTMENT OF TAXATION AND  
FINANCE,

Defendants.

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**PLEASE TAKE NOTICE THAT**, pursuant to the Judgment of Foreclosure and Sale entered on December 13, 2024, I will sell at public auction at the Kings County Courthouse, 360 Adams Street, Brooklyn, New York, Room 224, on July 10, 2025 at 2:30 p.m., prem. k/a 1407 78<sup>th</sup> Street, Brooklyn, New York 11228 (Block 6245, Lot 74). Approx. amt of judgment is \$3,028,398.59, plus costs, attorneys' fees in the amount of \$60,200 and interest. Sold subject to terms and conditions of filed judgment and terms of sale. Jeffrey R. Miller, Esq., Referee.

Dated: Cedarhurst, New York  
June 4, 2025

**JACOBOWITZ NEWMAN TVERSKY LLP**  
*Attorneys for Plaintiff* 1407 78th Street Funding  
LLC

By: /s/ Aviva Francis  
Aviva Francis  
377 Pearsall Avenue, Suite C  
Cedarhurst, New York 11516  
(516) 545-0343  
afrancis@jntllp.com

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

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NYB KINGS REAL ESTATE, LLC,

Plaintiff,

- against -

1407 REALTY CONSULTANTS LLC, SILVIA A.  
ANGELOPOULOS, AS LIMITED  
ADMINISTRATOR OF THE ESTATE OF  
MICHAEL ANGELOPOULOS, MARIA  
ANDREWS F/K/A MARIA ANGELOPOULOS,  
UNITED STATES OF AMERICA, NEW YORK  
CITY ENVIRONMENTAL CONTROL BOARD,  
NEW YORK CITY DEPARTMENT OF  
HOUSING PRESERVATION &  
DEVELOPMENT, NEW YORK CITY  
DEPARTMENT OF FINANCE, NEW YORK  
CITY PARKING VIOLATIONS BUREAU, NEW  
YORK CITY BUREAU OF HIGHWAY  
OPERATIONS, PEOPLE OF THE STATE OF  
NEW YORK, and THE NEW YORK STATE  
DEPARTMENT OF TAXATION AND FINANCE,  
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**AFFIRMATION OF SERVICE**

Aviva Francis, an attorney duly admitted to practice before the Courts of this State, affirms the following under penalty of perjury: I am over the age of eighteen and not a party to this action. On June 4, 2025, I caused the Notice of Sale to be served via NYSCEF on the appearing defendants through their counsel.

Additionally, the following were served via first-class mail (USPS):

1407 REALTY CONSULTANTS LLC  
1407 78<sup>th</sup> Street  
Brooklyn, New York 11228

1407 REALTY CONSULTANTS LLC  
775 TODT HILL ROAD  
STATEN ISLAND, NY 10304

The remaining parties who appeared were served through counsel on NYSCEF.

Dated: Cedarhurst, New York  
June 4, 2025

/s/ Aviva Francis  
Aviva Francis