

SUPREME COURT COUNTY OF NEW YORK**MATTHEW SILVERMAN,**

Plaintiff

AGAINST

215 WEST 138TH STREET LLC, LEONARD E. BURNETT, JR., WARREN A. REID, AMAL ELSHEEMY, NYC DEPT. OF HOUSING PRESERVATION & DEVELOPMENT, CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD, JOHN DOE and JANE DOE, the last two names being fictitious, it being the intention of Plaintiff to designate any and all occupants of premises being foreclosed herein, and any parties, corporations or entities, if any, having or claiming an interest or lien upon the mortgaged premises,

Defendant(s)

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Judgment of Foreclosure and Sale dated November 26, 2025 and duly entered on December 19, 2025, and entered in the Office of the Clerk of the County of New York wherein MATTHEW SILVERMAN is the Plaintiff and 215 WEST 138TH STREET LLC, LEONARD E. BURNETT, JR., WARREN A. REID, AMAL ELSHEEMY, NYC DEPT. OF HOUSING PRESERVATION & DEVELOPMENT, CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD, JOHN DOE and JANE DOE, the last two names being fictitious, it being the intention of Plaintiff to designate any and all occupants of premises being foreclosed herein, and any parties, corporations or entities, if any, having or claiming an interest or lien upon the mortgaged premises, are the Defendant(s). I, the undersigned Referee will sell at public auction in the room 252 of the New York County Courthouse, 60 Centre Street, New York, NY, on January 28, 2026 at 2:15PM, the premises known as 215 West 138th Street, New York, NY 10030, (Block: 2024; Lot: 24).

ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, COUNTY OF NEW YORK, CITY AND STATE OF NEW YORK

Approximate amount of judgment \$683,799.54 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #850294/2024. The aforementioned auction will be conducted in accordance with the New York County Auction Plan in effect at this time.

Allison Furman, Esq., Referee

Paykin Law

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Attorneys for Plaintiff