

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

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BOARD OF MANAGERS OF
SAGA HOUSE CONDOMINIUM,

Index No.: 156127/2024

Plaintiff,

NOTICE OF SALE

-against-

HANNA JESIONOWSKA PRACTICE L.L.C.;
KEYBANK NATIONAL ASSOCIATION,

Defendants.
-----X

PLEASE TAKE NOTICE:

Please find enclosed Notice of Sale indicating that the premises known as 157 East 74th Street, Medical Unit No. 1, New York, New York 10021, will be sold at public auction on November 12, 2025, at 2:15 p.m. at the New York County Courthouse located at 60 Centre Street, Room 130, New York, New York 10007, or at such other location within the Courthouse as may be designated by the Clerk of the Court and/or the Office of Court Administration.

Dated: New York, New York

September 15, 2025

LEVIN & GLASSER, P.C.

Douglas Michaels
Douglas R. Michaels, Esq.
551 Fifth Avenue, Suite 1200
New York, New York 10176
(212) 867-3636
Attorneys for Plaintiff

To:

Via: NYSCEF

HANNA JESIONOWSKA PRACTICE L.L.C.

157 East 74th Street, Medical Unit No. 1

New York, New York 10021

Via: First Class Regular Mail

KEYBANK NATIONAL ASSOCIATION

1301 Avenue of the Americas, 35th Floor

New York, New York 10019

Jeffrey R. Miller, Esq., Referee

32 Broadway, 13th Floor,

New York, New York 10004

SUPREME COURT - COUNTY OF NEW YORK

SAGA HOUSE CONDOMINIUM BY ITS BOARD OF MANAGERS, Plaintiff -against-
HANNA JESIONOWSKA PRACTICE L.L.C, *et. al.*, Defendant(s). Pursuant to a Judgment of
Foreclosure and Sale dated September 8, 2025 and entered on September 10, 2025, I, the
undersigned Referee will sell at public auction on November 12, 2025 at 2:15 p.m., in Room 130
of the New York County Courthouse, 60 Centre Street New York, NY, or at such other location
within the Courthouse as may be designated by the Clerk of the Court and/or the Office of Court
Administration, the premises situate, lying and being in the Borough of Manhattan, City, County
and State of New York, known as Medical Unit No. 1 in the condominium building known as
"Saga House Condominium" together with an undivided 6.19% interest in the common elements
as described in the Declaration of Saga House Condominium. Block 1409 and Lot 1001.
Said premises known as 157 East 74th Street, Medical Unit No. 1, New York, New York.
Approximate amount of lien \$251,391.84 plus attorney's fees and costs as awarded in the
judgment, along with interest and costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 156127/2024

JEFFREY R. MILLER, ESQ., Referee

Levin & Glasser, P.C., Attorney(s) for Plaintiff, 551 Fifth Avenue, Ste. 1200, New York, NY
10176

{* AMSTERDAM*}

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

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BOARD OF MANAGERS OF
SAGA HOUSE CONDOMINIUM,

Index No.: 156127/2024

Plaintiff,

AFFIDAVIT OF SERVICE

-against-

HANNA JESIONOWSKA PRACTICE L.L.C.;
KEYBANK NATIONAL ASSOCIATION;

Defendants.

-----X
STATE OF NEW YORK)

: ss.:

COUNTY OF NEW YORK)

JENNIFER ALPEREN, being first duly sworn, deposes and says:

I am over the age of 18 years, am not a party to the above captioned action, and reside in the State of New York, City of New York.

On September 16, 2025, I served a true copy of the attached **NOTICE OF SALE** by mailing the same in a sealed envelope, by First-Class mail, with postage prepaid thereon, and depositing it in a post office official depository of the United States Postal Service within the State of New York, City of New York, addressed as indicated below:

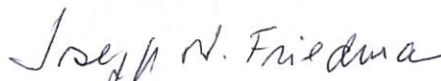
KEYBANK NATIONAL ASSOCIATION
1301 Avenue of the Americas, 35th Floor
New York, New York 10019

Jeffrey R. Miller, Esq.
32 Broadway, 13th Floor
New York, New York 10004

HANNA JESIONOWSKA PRACTICE L.L.C.
157 East 74th Street, Medical Unit No. 1
New York, New York 10021


JENNIFER ALPEREN

Sworn to before me this
16th day September, 2025



Notary Public

JOSEPH N. FRIEDMAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02FR5413750
Qualified In New York County
Commission Expires December 31, 2026 4