

NOTICE OF SALE

CITIBANK, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE SECURITIES, INC., MULTIFAMILY MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2018-SB48, BY AND THROUGH ITS SPECIAL SERVICER, LNR PARTNERS, LLC, Plaintiff v. JEFFERSON AVENUE LOFTS LLC, ESTHER GRUNHUT, BEN ZION KAUFMAN, CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD, CITY OF NEW YORK (DEPARTMENT OF FINANCE), and PEOPLE OF THE STATE OF NEW YORK, Defendants, Index No. 523435/2024. Pursuant to a Judgment of Foreclosure and Sale dated August 7, 2025 and duly entered in the above-entitled action and filed in the Office of the Kings County Clerk on August 14, 2025 (the “Judgment”), I the undersigned Referee in said Judgment named, will sell at public auction to the highest bidder at Room 224 of the Courthouse, located at 360 Adams Street, Brooklyn, New York 11201, the premises directed by said Judgment to be sold. The premises will be offered for sale, as one parcel, on Thursday, October 9, 2025 at 2:30 p.m. The premises therein described are located at 997 Jefferson Avenue, Brooklyn, New York, also designated as Block 1486, Lot 43 on the Tax Map for the Borough of Brooklyn, County of Kings, State of New York, together with the buildings, improvements, fixtures, machinery, equipment, personalty and other rights or interests of any kind or nature located thereon, and more particularly described in the Judgment.

The premises will be sold subject to the provisions of the filed Judgment, Index No. 523435/2024, and the Terms of Sale, all of which are available from plaintiff’s counsel upon request.

The approximate amount of the Judgment, for the property referred to therein, is \$5,346,170.80, plus interest and costs, as provided in the Judgment. The successful bidder will be required to deposit 10% of the bid by certified or official bank check, unendorsed, made payable to the Referee.

Gregory M. LaSpina, Esq., Referee (718) 767-3333

Herrick, Feinstein LLP, Attorneys for Plaintiff, Two Park Avenue, New York, New York 10016, (212) 592-1400, Attention: David R. King, Esq.

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK-----X
SECOND AVE NYC HOLDINGS LLC,

Plaintiff,

-against-

75 SECOND AVENUE LLC, NEJATOLLAH
SASSOUNI, SUSAN SASSOUNI, NAMDAR EAST
VILLAGE HOLDINGS LLC, THE CITY OF NEW
YORK ENVIRONMENTAL CONTROL BOARD, THE
CITY OF NEW YORK, CRIMINAL COURT OF THE
CITY OF NEW YORK,Defendants.
-----X

: Index No. 850621/2023

: **AFFIDAVIT OF SERVICE**STATE OF NEW YORK)
) SS.:
COUNTY OF NEW YORK)*Derick Nedd*, being duly sworn, deposes and says:That deponent is not a party to the action, is over eighteen years of age and resides at
*Kings County, New York.*That on this day September 5, 2025, deponent served the within **Notice of Entry of****Judgment of Foreclosure and Sale and Decision and Order on Motion on:**

75 SECOND AVENUE LLC 17 Martin Court Kings Point, NY 11024 (via first class mail)	NEJATOLLAH SASSOUNI 17 Martin Court Kings Point, NY 11024 (via first class mail)
SUSAN SASSOUNI 17 Martin Court Kings Point, NY 11024 (via first class mail)	Namdar East Village Holdings LLC 150 Great Neck Road, Suite 304 Great Neck, NY 11021 (via first class mail)
Elaine Shay, Esq. 880 Third Avenue, Fifth Floor New York, New York 10022 Court-Appointed Referee (via first class mail)	NYC Environmental Control Board 100 Church Street, 4th Floor New York, NY 10007 (via first class mail)

THE CITY OF NEW YORK 100 Church Street, 4th Floor New York, NY 10007 <i>(via first class mail)</i>	

the address designated for that purpose by depositing a true copy of same enclosed in a post-paid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within New York State.


Derick Nedd

Sworn to before me this
5th of September 2025


Notary Public

MARICA A. FORBES BENNETT
Notary Public, State of New York
No. 01FO6204538
Qualified in Queens County
Certificate Filed in New York County
Commission Expires May 18, 2029