

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

-----X

270 E2ND FUNDING LLC

Index No. 501900/2025

Plaintiff,

- against -

NOTICE OF SALE

270-4 EAST 2ND STREET LLC, IBRAHIM MUSTAFA,
CITY OF NEW YORK ENVIRONMENTAL CONTROL
BOARD, NEW YORK CITY DEPARTMENT OF
FINANCE

Defendants.

-----X

Premises:

270 & 274 East 2nd Street
Brooklyn, New York
Block 5334, Lots 14 and 15

PLEASE TAKE NOTICE that pursuant to the Judgment of Foreclosure and Sale dated September 26, 2025, and entered in the Kings County Clerk's office on October 1, 2025, I will sell at public auction at the Kings County Courthouse, 360 Adams Street, Brooklyn, New York, Room 224, on December 11, 2025, at 2:30 p.m., prem. k/a 270 & 274 East 2nd Street, Brooklyn, New York (Block 5334, Lots 14 and 15). Approx. amt of judgment is \$2,549,494.69 together with interest, plus costs, attorneys' fees and interest, less any payments received. Sold subject to terms and conditions of filed Judgment, Kings County Foreclosure Auction Rules and terms of sale. Helmut Borchert, Esq., Referee.

Dated: Cedarhurst, New York
October 21, 2025

JACOBOWITZ NEWMAN TVERSKY LLP
Attorneys for Plaintiff

By: /s/ Aviva Francis
Aviva Francis
Evan M. Newman
377 Pearsall Avenue, Suite C
Cedarhurst, New York 11516
Tel: 516-545-0343
Email: afrancis@jntllp.com

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Premises:

270 & 274 East 2nd Street
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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 October 21, 2025, I caused the Notice of Sale to be served via served via first-class mail (USPS) on the defendants listed below.

HELMUT BORCHERT, ESQ., as Referee
17 Washington Avenue
GLEN HEAD, NY 11545

DEAN HOROWITZ., as Successor Receiver
446 Ave P
Brooklyn, NY 11223

TRIBORO RE ASSET MANAGEMENT
Joel Spitzer as Managing Agent
629 Bedford Avenue
Brooklyn, NY 11211

THE LAW OFFICE OF ADAM KALISH P.C.
Adam Kalish, Esq., as Landlord Tenant Counsel to Receiver
182a 26th St # 2r
Brooklyn, NY 11232-1411

270-4 EAST 2ND STREET LLC
2249 Ocean Avenue, Suite 6B
Brooklyn, NY 11229

270-4 EAST 2ND STREET LLC
270 East 2nd Street
Brooklyn, NY 11218

270-4 EAST 2ND STREET LLC
274 East 2nd Street
Brooklyn, NY 11218

CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD
100 Church Street
New York, NY 10007

NEW YORK CITY DEPARTMENT OF FINANCE
100 Church Street
New York, NY 10007

IBRAHIM MUSTAFA
2249 Ocean Avenue, Apt 6C
Brooklyn, NY 11229

LYNNE BOISROND
270 East 2nd Street, Apt. 1F
Brooklyn, NY 11218

LUISA B. COLON
270 East 2nd Street, Apt 2R
Brooklyn, NY 11218

FELICITY LOOME
270 East 2nd Street, Apt 1R
Brooklyn, NY 11218

ALEXANDER MUNOZ
270 East 2nd Street, Apt 1R
Brooklyn, NY 11218

Dated: Cedarhurst, New York
October 21, 2025

/s/ Aviva Francis
Aviva Francis