

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

CITIMORTGAGE, INC.,

Plaintiff,

-against-

MOSHE LEIB LAX A/K/A MOISHE LEIB LAX, AS CO-EXECUTOR OF THE ESTATE OF CHAIM LAX, DECEASED; ZLATY SCHWARTZ, AS CO-EXECUTOR OF THE ESTATE OF CHAIM LAX, DECEASED; BOARD OF MANAGERS OF THE 1151 42ND STREET CONDOMINIUM; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA; BRT REALTY TRUST AND W FINANICAL FUND LP; U.S. BANK NATIONAL ASSOCIATION,

Defendants,

INDEX # 504537/2013

NOTICE OF SALE

Pursuant to a Judgment of Foreclosure and Sale entered on November 19th, 2018 within is a copy of the Notice of Sale for the above captioned matter.

Dated: Manhasset, New York
November 18, 2025

David A. Gallo & Associates LLP

/s/ Frank A. Morrone, Esq.
Frank A. Morrone, Esq.
Attorney for Plaintiff
47 Hillside Avenue - 2nd Floor
Manhasset, NY 11030

TO JEROME GOLDMAN, ESQ.
ATTORNEY FOR DEFENDANTS
MOSHE LEIB LAX AND ZLATY SCHWARTZ
1216 48TH STREET
BROOKLYN, NY 11219

JOEL E. ABRAMSON, ESQ.
REFEREE
271 MADISON AVE, FLOOR 22
NEW YORK, NY 10016

SUPREME COURT - COUNTY OF KINGS

CITIMORTGAGE, INC., Plaintiff -against- MOSHE LEIB LAX A/K/A MOISHE LEIB LAX; AS CO-EXECUTOR OF THE ESTATE OF CHAIM LAX, DECEASED, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated March 7, 2018, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, located at 360 Adams Street, Room 224, Brooklyn, NY 11201 on December 18, 2025 at 2:30 p.m. premises situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, The Condominium Unit known as Unit No. 3 in the building known as "The 1151 42nd Street Condominium" together with an undivided 39% interest in the Common Elements. Block: 5592 Lot: 2203

Said premises known as 1151 42ND STREET, UNIT #3, BROOKLYN, NY 11219

Approximate amount of lien \$482,357.51 plus interest & costs.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Index Number 504537/2013.

JOEL E. ABRAMSON, ESQ., Referee

David A. Gallo & Associates LLP

Attorney(s) for Plaintiff

47 Hillside Avenue, 2nd Floor, Manhasset, NY 11030

File# 9024.87

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INDEX # 504537/2013

SUPREME COURT OF THE STATE OF NEW YORK
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CITIMORTGAGE, INC.,

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MOSHE LEIB LAX A/K/A MOISHE LEIB LAX, AS CO-EXECUTOR OF THE ESTATE OF
CHAIM LAX, DECEASED; ZLATY SCHWARTZ, AS CO-EXECUTOR OF THE ESTATE OF
CHAIM LAX, DECEASED, et al

Defendant(s)

NOTICE OF SALE

DAVID A. GALLO & ASSOCIATES LLP

Attorneys for Plaintiff
47 Hillside Avenue - 2nd Floor
Manhasset, NY 11030
Our file #: 9024.87

To:

Attorney(s) for

Service of a copy of the within _____ is hereby admitted.

Dated: _____

Attorney's for: _____

Sir:-Please take notice

☐ NOTICE OF ENTRY

that the within is a (certified) true copy of a

duly entered in the office of the clerk of the within named court on 2025

☐ NOTICE OF SETTLEMENT

that an order of which the within is a true copy will be presented for
settlement to the HON. _____ one of the judges

of the within named court, at

on 2025 at M.

Dated,

Yours, etc.

DAVID A. GALLO & ASSOCIATES LLP

Office & P.O. Address

47 Hillside Avenue - 2nd Floor

Manhasset, NY 11030