

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS **X**
ELITE EQUITY HOLDINGS LLC,

Plaintiff,

-against-

Index No. 529153/2024

**LEAH BLOOM, NES FUTURES LLC,
CITY OF NEW YORK DEPARTMENT OF FINANCE
PARKING VIOLATIONS BUREAU,
BOARD OF MANAGERS OF THE WEST 4
CONDOMINIUMS, DAVID WOLK,
ALEX “DOE” (last name refused),
JUSTIN “DOE”(last named refused) and
JESSICA “DOE: (last named refused),**

X

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Judgment of Foreclosure and Sale dated August 14, 2025, and entered in the Office of the Clerk of the County of Kings on August 14, 2025, wherein Elite Equity Holdings is the Plaintiff and Leah Bloom, Nes Futures LLC, City Of New York Department Of Finance Parking Violations Bureau, Board Of Managers Of The West 4 Condominiums, David Wolk, Alex “Doe” (last name refused), Justin “Doe”(last named refused) and Jessica “Doe: (last named refused), are the Defendants. I, the undersigned Referee will sell at public auction RAIN OR SHINE, ROOM 224 OF THE KINGS SUPREME COURT, 360 ADAMS STREET, BROOKLYN, NEW YORK, on October 23, 2025, at 2:30 PM, premises known as 1515 West 4th Street, Unit 1R, Brooklyn, NY 11204: Block 6603, Lot 1102:

ALL that certain plot. piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, City and state of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of West 4th Street, distant 100 feet southerly from the corner formed by the intersection of the southerly side of Avenue O and the easterly side of West 4th Street:

RUNNING THENCE easterly parallel with Avenue O, 100 feet;

THENCE southerly parallel with West 4th Street, 40 feet;

THENCE westerly parallel with Avenue O, 100 feet to the easterly side of West 4th Street, 100 feet;

THENCE northerly along the easterly side of West 4th Street, 40 feet to the point or place of Beginning.

Premises will be sold subject to provisions of filed Judgment Index # 529153/2024. Michael Benjamin, Esq. – Referee. Richard A. Rosenzweig, Esq. P.C. 57 Beach Street, 3rd Floor, Staten Island, NY 10304, Attorney for Plaintiff. All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF LOCATION IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

DATED: STATEN ISLAND, NEW YORK
August 26, 2025

Michael Benjamin s/
MICHAEL BENJAMIN, ESQ., REFEREE