

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

-----X  
2280 FDB FUNDING LLC,

Index No. 850396/2024

Plaintiff,

- against -

2280 FDB LLC; HANS FUTTERMAN; THE CITY  
OF NEW YORK ACTING THROUGH ITS  
DEPARTMENT OF HOUSING PRESERVATION  
AND DEVELOPMENT; CITY OF NEW YORK  
DEPARTMENT OF FINANCE; CITY OF NEW  
YORK TRANSIT AUTHORITY TRANSIT  
ADJUDICATION BUREAU; BOARD OF  
MANAGERS OF THE 2280 FDB CONDOMINIUM;  
and CHELE'S RESTAURANT

Defendants.  
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**NOTICE OF SALE**

Premises:

2280 Frederick Douglass Blvd. #12A, RTU  
and CFU  
New York, NY 10027  
Block 1928, Lots 1588, 1502 & 1503

**PLEASE TAKE NOTICE THAT**, pursuant to the Amended Judgment of Foreclosure and Sale and Decision and Order on Motion dated July 29, 2025 and entered on August 20, 2025, I will sell at public auction public auction at the New York County Courthouse, 60 Centre Street, New York, New York, Room 130, on **October 1, 2025**, at 2:15 p.m., prem. k/a 2280 Frederick Douglass Blvd. RTU and CFU, New York, NY 10027 (Block 1928, Lots 1502 & 1503). Approx. amt of judgment is \$2,078,122.54, plus costs, attorneys' fees and interest. Sold subject to terms and conditions of filed judgment and terms of sale. Mark McKew, Esq., Referee.

Dated: Cedarhurst, New York  
August 21, 2025

**JACOBOWITZ NEWMAN TVERSKY LLP**  
*Attorneys for Plaintiff*

By: /s/ Aviva Francis  
Aviva Francis  
377 Pearsall Avenue, Suite C  
Cedarhurst, New York 11516  
(516) 545-0343  
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2280 FDB LLC; ET AL.

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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 August 21, 2025, I caused the Notice of Sale to be served via first-class mail (USPS) on the defendants listed below.

MARK MCKEW, ESQ., as Referee  
1725 York Ave, Suite 29A  
New York, NY 10128

2280 FDB LLC  
2280 Frederick Douglass Blvd #12A, RTU and CFU  
New York, NY 10027

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

CITY OF NEW YORK TRANSIT AUTHORITY  
TRANSIT ADJUDICATION BUREAU  
130 Livingston Street  
Brooklyn, NY 11201

CHELES RESTAURANT  
2280 Frederick Douglas Blvd CFU  
New York, NY 10027

The remaining parties who appeared were served through counsel on NYSCEF on August 20, 2025.

Dated: Cedarhurst, New York  
August 21, 2025

/s/ Aviva Francis  
Aviva Francis