

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS-----X
FLUSHING BANK,

Index No.: 516384/2024

Plaintiff,

-against -

NOTICE OF SALE2240 PACIFIC HOLDINGS LLC
ELIMEILECH SHIMON
NEW YORK CITY ENVIRONMENTAL
CONTROL BOARD
NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE,Defendants.
-----X

TAKE NOTICE that the annexed is a true copy of the Notice of Sale, scheduling the sale of the subject premises for August 7, 2025, at 2:30 P.M., at the Kings County Supreme Court, 360 Adams Street, Courtroom 224, Brooklyn, New York 11201, pursuant to the Judgment of Foreclosure and Sale signed on May 8, 2025, and entered in Kings County Clerk's Office on May 14, 2025.

Dated: Northport, New York
June 13, 2025

Yours, etc.


H. Michael Lynch, Esq.
Lynch & Associates
Attorneys for Plaintiff,
Flushing Bank
167 Main Street
Northport, New York 11768
(631) 547-1000, Fax (631) 547-1001
Our File No. 075.621To: Zeltser Law Group, PLLC
Attorneys for Defendants,
2240 Pacific Holdings LLC and
Elimeilech Shimon
16 Court Street, 28th Floor
Brooklyn, New York 11241
Attn: Naomi Zeltser, Esq.

{A403496;1}

Michael Benjamin, Esq.
Referee
2429 East 71st Street
Brooklyn, New York 11234

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, FLUSHING BANK, Plaintiff, vs. 2240 PACIFIC HOLDINGS LLC, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on May 14, 2025, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY 11201 on August 7, 2025 at 2:30 p.m., premises known as 2240 Pacific Street, Brooklyn, NY 11233. 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, County of Kings, City and State of New York, Block 1442 and Lot 21. Approximate amount of judgment is \$1,173,993.28 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #516384/2024.

Michael Benjamin, Esq., Referee

Lynch & Associates, 464 New York Avenue, Suite 200, Huntington, New York 11743, Attorneys for Plaintiff

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

-----X
972 DEAN STREET FUNDING ASSOCIATES,

Index No.: 530621/2024

Plaintiff,

-against -

AFFIDAVIT OF SERVICE

9K GROUP, LLC
OSWALD JEFFERS
JEFF'S EXPRESS LLC
NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE
NEW YORK CITY DEPARTMENT OF FINANCE,

Defendants.

-----X

STATE OF NEW YORK)
) ss.:
COUNTY OF SUFFOLK)

The undersigned, being duly sworn deposes and says:

1. Deponent is not a party to the action, is over 18 years of age and resides in Suffolk
County, New York.

2. On June 18, 2025, deponent mailed a copy of the Notice of Sale to:

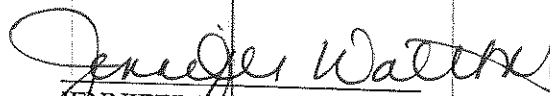
Zeltser Law Group, PLLC
Attorneys for Defendants,
2240 Pacific Holdings LLC and
Elimeilech Shimon
16 Court Street, 28th Floor
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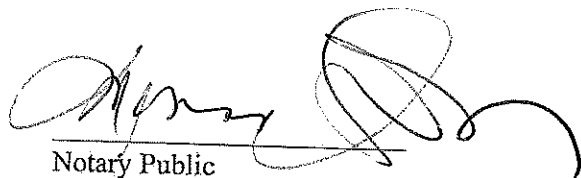
by depositing a true copy of same enclosed in a postpaid properly addressed wrapper in a post office
official depository under the exclusive care and custody of the United States Postal Service within

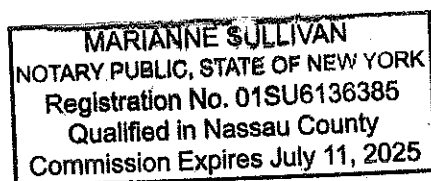
{A403496;1}

the State of New York.


JENNIFER WALTHER

Sworn to before me this
18th day of June, 2025


Notary Public



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