

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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Index No. 517627/2024

PACIFIC RBLF REO, LLC,

Plaintiff,

NOTICE OF SALE

-against-

1270 JEFF LLC; LARRY BROWN; NEWREZ LLC
D/B/A SHELLPOINT MORTGAGE SERVICING;
CRIMINAL COURT OF THE CITY OF NEW YORK;
CORE CAPITAL LLC; DEPARTMENT OF HOUSING
PRESERVATION & DEVELOPMENT;
ENVIRONMENTAL CONTROL BOARD OF THE CITY
OF NEW YORK; PARKING VIOLATION BUREAU OF
THE CITY OF NEW YORK; TRANSIT ADJUDICATION
BUREAU OF THE CITY OF NEW YORK; INTERNAL
REVENUE SERVICE; CITY OF NEW YORK
DEPARTMENT OF FINANCE; AND NEW YORK STATE
DEPARTMENT OF TAXATION AND FINANCE,

Defendants.

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PLEASE TAKE NOTICE that attached is a true copy of the Notice of Sale.

Dated: July 28, 2025

Law Offices of Tae H. Whang, LLC
Attorneys for Plaintiff
By: Hye-Won Choi, Esq.
185 Bridge Plaza North, Suite 201
Fort Lee, NJ 07024
(201) 461-0300

415 White Oak Road
Palisades, NY 10964
(By Appointment Only)

NOTICE OF SALE

Supreme Court of the State of New York, Kings County, Index 517627/2024

Pacific RBLF REO, LLC, Plaintiff vs. 1270 Jeff LLC, et, al., Defendants.

TAKE NOTICE that pursuant to the Judgment of Foreclosure and Sale entered on July 15, 2025, the undersigned referee will sell at auction on September 11, 2025 at 2:30 P.M. at the Courthouse at 360 Adams Street, Brooklyn, NY the premises known as 1270 Jefferson Ave., Brooklyn, NY 11221 (Bl. 3390, Lot 22). The approximate amt. of Plaintiff's lien is \$1,761,791.19 plus interest and costs. The premises will be sold in one parcel and subject to judgment and terms of sale.

Helmut Borchert, Esq.

Law Offices of Tae H. Whang, LLC, Attorneys for Plaintiff, 185 Bridge Plaza North, Fort Lee, NJ 07024, (201) 461-0300, 415 White Oak Road, Palisades, NY 10964 (By Appt. Only).

To: Laurence David Gerowitz, Esq.
Law Office of Laurence D. Gerowitz
310 East 86th Street, Apt. 4d
New York, NY 10028

Saul O. Leopold, Esq.
Leopold & Associates, PLLC
80 Business Park Drive, Suite 110
Armonk, NY 10504

Criminal Court of the City of New York
120 Schermerhorn Street
Brooklyn, NY 11201

Core Capital LLC
137 Kreischer Street
Staten Island, NY 10309

Joy Tolulope Anakhu, Esq.
New York City Law Department
100 Church Street, Floor 3
New York, NY 10002

Environmental Control Board of the City of New York
66 John Street
New York, NY 10038

Parking Violation Bureau of the City of New York
66 John Street, Floor 2
New York, NY 10038

Transit Adjudication Bureau of the City of New York
29 Gallatin Place
New York, NY 11201

Internal Revenue Service
P.O. Box 145595
Cincinnati, OH 45250-5595

Michele Mirro, Esq.
NYC Department of Finance
375 Pearl Street, 30th Floor
New York, NY 10038

New York State Department of Taxation and Finance
W.A. Harriman Campus
Albany, NY 12227

Helmut Borchert, Esq.
17 Washington Avenue
Glen Head, NY 11545

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DEPARTMENT OF TAXATION AND FINANCE,

Defendants.

-----X

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

David Whang, being duly sworn, deposes and says:

1. I am a legal assistant working for the Law Offices of Tae H. Whang, LLC, the attorneys for the plaintiff in this action. On July 28, 2025, I served copies of the Notice of Sale, upon the following person(s) at the following address(es):

Laurence David Gerowitz, Esq.
Law Office of Laurence D. Gerowitz
310 East 86th Street, Apt. 4d
New York, NY 10028

Saul O. Leopold, Esq.
Leopold & Associates, PLLC
80 Business Park Drive, Suite 110
Armonk, NY 10504

Criminal Court of the City of New York
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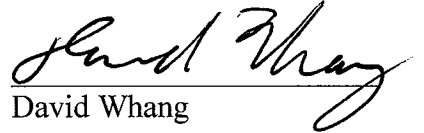
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W.A. Harriman Campus
Albany, NY 12227

Helmut Borchert, Esq.
17 Washington Avenue
Glen Head, NY 11545

2. Service was made by sending true copies thereof enclosed in a post-paid wrapper, in an official depository under the exclusive care and custody of the U.S. Postal Service, addressed to the person(s) at the address(es) above.


David Whang

Sworn to before me on the
28th day of July, 2025/


Notary Public

HYE-WON CHOI
NOTARY PUBLIC State of New York
NO. 02CH6403124
Qualified in New York County
Commission Expires January 21, 2028

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