

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

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973 AMSTERDAM AVE FUNDING LLC

Index No. 850115/2024

Plaintiff,

- against -

NOTICE OF SALE

JO-AL REAL ESTATE, INC.; JOSE OLIVARES;
ALTAGRACIA OLIVARES; NEW YORK STATE
DEPARTMENT OF TAXATION AND FINANCE;
CITY OF NEW YORK DEPARTMENT OF FINANCE;
NEW YORK CITY ENVIRONMENTAL CONTROL
BOARD; 3 P TRADING, INC. and MARIANNA ERES,

Defendants.

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PLEASE TAKE NOTICE THAT, pursuant to the Judgment of Foreclosure and Sale dated May 20, 2025 and entered on June 5, 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 **September 3, 2025**, at 2:15 p.m., prem. k/a 973 Amsterdam Avenue, New York, New York (Block 1862, Lot 62). Approx. amt of judgment is \$3,260,575.44, plus costs, attorneys' fees and interest. Sold subject to terms and conditions of filed judgment and terms of sale.

Thomas R. Kleinberger, Esq., Referee.

Dated: Cedarhurst, New York
June 10, 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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JO-AL REAL ESTATE, INC.; ET AL.

Defendants.

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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 June 10, 2025, I caused the Notice of Sale to be served via regular first-class mail (USPS):

Tom Kleinberger, Esq., as Referee
411 5th Ave
New York, New York 10016

Jo-Al Real Estate, Inc.
4423 Byron Avenue
Bronx, NY, 10466

Jo-Al Real Estate, Inc.
973 Amsterdam Avenue
New York, NY 10025

Marianna Eres
973 Amsterdam Avenue, Apartment 5S
New York, NY 10025

The remaining Defendants were served through their counsel via email (NYSCEF).

Dated: Cedarhurst, New York
June 10, 2025

/s/ Aviva Francis
Aviva Francis