

SUPREME COURT THE STATE OF NEW YORK:
COUNTY OF KINGS

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WILMINGTON SAVINGS FUND SOCIETY, Index No: 518658/2023
FSB, A FEDERAL SAVING BANK, AS
TRUSTEE FOR SG ALTERNATIVE TITLE
TRUST 2021-MF1, **NOTICE OF SALE**

Plaintiff.

-against-


644 LORIMER REALTY LLC;
PERL WEISZ;
NEW YORK CITY ENVIRONMENTAL
CONTROL BOARD;
DEPARTMENT OF HOUSING
PRESERVATION & DEVELOPMENT;
NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE;

Defendants.

-----X
TAKE NOTICE that the within is a true copy of a Notice of Sale for 644 Lorimer
Street #6 a/k/a 55 Jackson Street, Brooklyn, New York 11211 in KINGS County.

McCABE, WEISBERG & CONWAY, LLC

Dated: October 8, 2025
Melville, NY

By: 
MELISSA A. SPOSATO, ESQ.
Attorneys for Plaintiff
One Huntington Quadrangle, Suite 4N25
Melville, NY 11747
(631) 812-4084
(855) 845-2584 facsimile

To:
ALLEN SCHWARTZ, ESQ.
ATTORNEY FOR 644 LORIMER REALTY LLC AND PERL WEISZ
SCHWARTZ LAW PLLC
150 BROADWAY, SUITE 701
NEW YORK, NEW YORK 10038
VIA NYSCEF

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 CHURCH STREET
NEW YORK, NEW YORK 10007

JOY ANAKHU, ESQ.
ATTORNEY FOR DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT
100 CHURCH STREET, ROOM 3-118
NEW YORK, NEW YORK 10007
VIA NYSCEF

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
W.A. HARRIMAN CAMPUS, BUILDING 9
ALBANY, NEW YORK 12227

Helmut Borchert, Esq., Referee
17 Washington Ave.
Glen Head, New York 11545

NOTICE OF SALE
SUPREME COURT - COUNTY OF KINGS

WILMINGTON SAVINGS FUND SOCIETY, FSB, A FEDERAL SAVING BANK, AS
TRUSTEE FOR SG ALTERNATIVE TITLE TRUST 2021-MF1,

Plaintiff,

Against

644 LORIMER REALTY LLC; et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 8/14/2025, I, the undersigned Referee, will sell at public auction, in Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, NY 11201 on 11/13/2025 at 2:30PM, premises known as 644 Lorimer Street #6 a/k/a 55 Jackson Street, Brooklyn, NY 11211, and described as follows:

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 2742 Lot 1

The approximate amount of the current Judgment lien is \$6,290,644.58 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; The aforementioned auction will be conducted in accordance with the Court System's COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Index # 518658/2023

Helmut Borchert, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 9/18/2025 File Number: 22-301734 CA

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

-----X
WILMINGTON SAVINGS FUND SOCIETY, FSB, A
FEDERAL SAVING BANK, AS TRUSTEE FOR SG
ALTERNATIVE TITLE TRUST 2021-MF1,

INDEX NO: 518658/2023

Plaintiff,

-against-

AFFIRMATION OF SERVICE

644 LORIMER REALTY LLC;
PERL WEISZ;
NEW YORK CITY ENVIRONMENTAL CONTROL
BOARD;
DEPARTMENT OF HOUSING PRESERVATION &
DEVELOPMENT;
NEW YORK STATE DEPARTMENT OF TAXATION
AND FINANCE;

Defendant.

-----X
STATE OF NEW YORK
COUNTY OF SUFFOLK

I, Christina Hussey affirm this 13th day of October 2025, under the penalties of perjury, under the laws of New York State, which may include a fine or imprisonment, that the foregoing is true and correct, and I understand that this document may be filed in an action or proceeding in a court of law.

I am over the age of eighteen years and am not a party herein, that I maintain my place of employment in Suffolk County and that on October 13, 2025 I caused a copy of the enclosed **Notice of Sale** to go into the mail by placing said motion with the mailroom of McCabe, Weisberg & Conway, LLC, who, in their normal course of duties, placed the motion and exhibits in a properly sealed envelope, with proper postage, for first class U.S. Mail delivery to the addresses below:

ALLEN SCHWARTZ, ESQ.
ATTORNEY FOR 644 LORIMER REALTY LLC AND PERL WEISZ
SCHWARTZ LAW PLLC
150 BROADWAY, SUITE 701

NEW YORK, NEW YORK 10038
VIA NYSCEF

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 CHURCH STREET
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JOY ANAKHU, ESQ.
ATTORNEY FOR DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT
100 CHURCH STREET, ROOM 3-118
NEW YORK, NEW YORK 10007
VIA NYSCEF

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
W.A. HARRIMAN CAMPUS, BUILDING 9
ALBANY, NEW YORK 12227

Helmut Borchert, Esq., Referee
17 Washington Ave.
Glen Head, New York 11545

Dated: October 13, 2025

A handwritten signature in blue ink, appearing to be 'Mg', is written over a horizontal line.

Index No. 518658/2023

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, A
FEDERAL SAVING BANK, AS TRUSTEE FOR SG
ALTERNATIVE TITLE TRUST 2021-MF1,

PLAINTIFF,

-AGAINST-

644 LORIMER REALTY LLC;
PERL WEISZ;
NEW YORK CITY ENVIRONMENTAL CONTROL BOARD;
DEPARTMENT OF HOUSING PRESERVATION &
DEVELOPMENT;
NEW YORK STATE DEPARTMENT OF TAXATION AND
FINANCE;

DEFENDANTS.

NOTICE OF SALE

McCABE, WEISBERG & CONWAY, LLC

Attorneys for PLAINTIFF

One Huntington Quadrangle, Suite 4N25

Melville, NY 11747

(631) 812-4084

(855) 845-2584 facsimile
