

**SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF NEW YORK****BOARD OF MANAGERS OF THE 610 PARK  
AVENUE CONDOMINIUM,****Plaintiff,****-against-****16EF APARTMENT, LLC and MARA  
ENTERPRISES,****Defendants.**

Index No. 151261/23

**NOTICE OF  
FORECLOSURE SALE**

**PLEASE TAKE NOTICE**, that the within is a true copy of the Notice of Foreclosure Sale for the foreclosure sale in the captioned action scheduled for Wednesday, March 6, 2024 at 2:15 p.m. in Room 130 at 60 Centre Street, New York, New York.

Yours, etc.

Dated: New York, New York  
December 4, 2023

**BELKIN BURDEN GOLDMAN, LLP**  
Attorneys for Plaintiff  
One Grand Central Place  
60 East 42<sup>nd</sup> Street, 16<sup>th</sup> Floor  
New York, New York 10165  
(212) 867-4466

By: 

Robert T. Holland, Esq.  
(Rule 130-1.1-a)

TO: **16EF APARTMENT, LLC**  
Defendant in default  
610 Park Avenue, Apt. 16E  
New York, NY 10065

**MARA ENTERPRISES**  
Defendant in default  
25324 Prado De La Felicidad  
Calabasas, CA 91302

**CHRISTY M. DEMELFI, ESQ.**  
Referee  
Greenberg & Merola, LLP  
2280 Grand Avenue, Suite 202  
Baldwin, NY 11510

SUPREME COURT - COUNTY OF NEW YORK.

BOARD OF MANAGERS OF THE 610 PARK AVENUE CONDOMINIUM, Plaintiff -against- 16EF APARTMENT, LLC and MARA ENTERPRISES, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated September 29, 2023, I, the undersigned Referee will sell at public auction in Room 130 of the New York County Courthouse, 60 Centre Street New York, NY on March 6, 2024 at 2:15 p.m. premises situate, lying and being in the Borough of Manhattan, City, County and State of New York, known as Unit No. PH16E in the building designated as 610 Park Avenue Condominium. Together with an undivided 4.0581% interest in the common elements.

Block: 1379 Lot: 1189

Said premises known as 610 PARK AVENUE, PH16E, NEW YORK, NY

Approximate amount of lien \$171,820.02 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 151261/2023.

CHRISTY M. DEMELFI, ESQ., Referee

Belkin Burden Goldman, LLP

Attorney(s) for Plaintiff

60 East 42nd Street, 16th Floor, New York, NY 10165

{\* AMSTERDAM\*}

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF NEW YORKBOARD OF MANAGERS OF THE 610 PARK  
AVENUE CONDOMINIUM,

Index No. 151261/23

Plaintiff,

## AFFDAVIT OF SERVICE

- against-

16EF APARTMENT, LLC and MARA  
ENTERPRISES,

Defendants.

STATE OF NEW YORK       )  
                                      : ss.:  
COUNTY OF NEW YORK    )**TIMOTHY SANABRIA**, being duly sworn, deposes and says:

The deponent is not a party to this action, is over 18 years of age and is employed at One Grand Central Place, 60 East 42<sup>nd</sup> Street, 16<sup>th</sup> Floor, New York, New York 10165.

1. That on December 4, 2023, deponent served a true copy of the **NOTICE OF FORCLOSURE SALE** herein upon:

16EF APARTMENT, LLC  
Defendant in default  
610 Park Avenue, Apt. 16E  
New York, NY 10065

MARA ENTERPRISES  
Defendant in default  
25324 Prado De La Felicidad  
Calabasas, CA 91302

CHRISTY M. DEMELFI, ESQ.  
Referee  
Greenberg & Merola, LLP  
2280 Grand Avenue, Suite 202  
Baldwin, NY 11510

by regular, first class mail by depositing the same in a post-paid, properly addressed envelopes into an official postal depository in the Borough of Manhattan, City and State of New York, for processing; under the exclusive care and custody of the United States Postal Service within the City and State of New York.

Sworn to before me this  
14<sup>th</sup> day of December 2023

NOTARY PUBLIC

TIMOTHY SANABRIA

