

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

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RELMO 1097 PROSPECT PLACE LLC,

Plaintiff,

Index No. 524919/2019

- against -

**NOTICE OF SALE**

1097 PROSPECT PLACE NY LLC; J&M PROSPECT  
PLACE ENTERPRISES LLC; CITY OF NEW YORK;  
FANNIE MAE; CITY OF NEW YORK DEPARTMENT OF  
FINANCE; CITY OF NEW YORK ENVIRONMENTAL  
CONTROL BOARD; ARTHUR SPITZER; MENDEL  
DEUTSCH; MSF CORNELISON LLC; ARYEH WEBER  
Defendants.

**Premises:**  
**1097 Prospect Place**  
**Brooklyn, NY 11213**

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**PLEASE TAKE NOTICE THAT**, pursuant to the Judgment of Foreclosure and Sale dated January 28, 2025 and entered in the Kings County Clerk's office on January 29, 2025, I will sell at public auction at the Kings County Courthouse, 360 Adams Street, Brooklyn, New York, Room 224, on March 13, 2025 at 2:30 p.m., prem. k/a 1097 Prospect Place, Brooklyn, New York (Block 1230, Lot 56). Approx. amt of judgment is \$3,169,328.18, plus costs, attorneys' fees and interest. Sold subject to terms and conditions of filed judgment and terms of sale.

Domenick Napoletano, Esq., Referee.

Dated: Cedarhurst, New York  
January 30, 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  
afrancis@jntllp.com

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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 January 30, 2024, I caused the Notice of Sale to be served via NYSCEF on the appearing defendants.

Additionally, the following were served via first-class mail (USPS):

1097 PROSPECT PLACE NY LLC  
1097 PROSPECT PLACE  
BROOKLYN, NY 11213

ARYEH WEBER  
674 East 3<sup>rd</sup> Steet  
Brooklyn, NY 11218

1097 PROSPECT PLACE NY LLC  
724 Bedford Ave  
Brooklyn, NY 11206

J&M PROSPECT PLACE ENTERPRISES LLC  
1420 44TH STREET SUITE 101,  
BROOKLYN, NY 11219

CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD  
100 Church Street  
New York, NY 10007

CITY OF NEW YORK DEPARTMENT OF FINANCE  
WA Harriman Campus, Building 9  
Albany, NY 12227

MSF CORNELISON LLC  
8 West 40<sup>th</sup> St, 4<sup>th</sup> Floor  
New York, NY 10018

Dated: Cedarhurst, New York  
January 30 , 2025

/s/ Aviva Francis  
Aviva Francis