

NOTICE OF SALE

Supreme Court of the State of New York, Kings County, Index No. 516768/2020

PS Funding, Inc., Plaintiff v. 863 East 12th Holdings LLC, et., al.

TAKE NOTICE that pursuant the Judgment of Foreclosure and Sale entered on May 4, 2023, the undersigned referee will sell at public auction on December 19, 2024 at 2:30 p.m. at the Kings County Courthouse, Rm 224, 360 Adams Street, Brooklyn, NY, the property located at 863 East 12th St., Brooklyn, NY 11230 (Block 6696, Lot 61).

The approx. amount of plaintiff's lien is \$1,479,874.77 plus interest and costs. The premises will be sold in one parcel and subject to the provisions of the Judgment and Terms of Sale.

Dominic Famulari, 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 Rd., Palisades, NY 10964 (By Appt. Only).

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New York State Department of Taxation and Finance
c/o Barbara Underwood
Attorney General of the State of New York
300 Motor Parkway, Suite 205
Hauppauge, NY 11788-5522

Offer Koher Sr.
863 East 12th Street, Apt. 1
Brooklyn, NY 11219

Smadar Danini
863 East 12th Street, Apt. 1
Brooklyn, NY 11219

David Doe
863 East 12th Street, Apt. 1
Brooklyn, NY 11219

Haim Dorani
863 East 12th Street, Apt. 2
Brooklyn, NY 11219

Jacob Srulowitz
863 East 12th Street, Apt. 2
Brooklyn, NY 11219

Lluvia Valdex
863 East 12th Street, Apt. 1
Brooklyn, NY 11219

Chaya Jacob
863 East 12th Street, Apt. 2
Brooklyn, NY 11219

3. 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
2nd day of October, 2024.



Notary Public

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

Index No. 516768/2020

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

PS FUNDING, INC.,

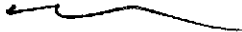
Plaintiff,

-against-

863 EAST 12TH HOLDINGS LLC;
ABRAHAM WIEDER; SANTANDER
BANK, N.A.; NEW YORK STATE
DEPARTMENT OF TAXATION
AND FINANCE; OFFER KOHER, SR.;
SMADAR DANINI; DAVID "DOE";
HAIM DORANI; JACOB SRULOWITZ;
LLUVIA VALDEX; and CHAYA JACOB,

Defendants.

NOTICE OF SALE


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

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(By Appointment Only)