

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

- - - - - X
CHONDRITE ASSET TRUST,

Plaintiff,

Index No. 850052/2022

- against -

Notice of Sale

231 E 123 LLC, et al.,

Defendants.

- - - - - X

S I R S:

PLEASE TAKE NOTICE that annexed hereto is the Notice of
Sale in the above entitled action.

Dated: October 22, 2024

Yours, etc.

DEUTSCH & SCHNEIDER LLP
Attorneys for Plaintiff
Office & P. O. Address
79-37 Myrtle Avenue
Glendale, N.Y. 11385
Our File #SS-188

To: COSTIGAN LAW, PLLC
Attorneys for Defendants
231 E 123 LLC, ALEX HALIMI,
SAUL MAZOR, GOTHAM DEEDS, LLC
and URBAN LEGEND, LLC
Via Electronic Service
wfcostigan@costiganlaw.com

**ALL OTHER DEFENDANTS HAVE EITHER APPEARED AND WAIVED NOTICE OF THIS
APPLICATION OR DEFAULTED**

NOTICE OF SALE

SUPREME COURT. NEW YORK COUNTY. CHONDRITE ASSET TRUST, Pltf. vs. 231 E 123 LLC, et al, Defts. Index #850052/2022. Pursuant to judgment of foreclosure and sale entered November 9, 2023, I will sell at public auction in Room 130 of the New York County Courthouse, 60 Centre Street, New York, NY on November 20, 2024 at 2:15 p.m. prem. k/a 123 E 123rd Street, New York, NY 10035 a/k/a Block 1788, Lot 13. Approximate amount of judgment is \$10,739,742.00 plus cost and interest. Sold subject to terms and conditions of filed judgment and terms of sale. PAUL SKLAR, Referee. DEUTSCH & SCHNEIDER LLP, Attys. for Pltf., 79-37 Myrtle Avenue, Glendale, NY. File No. SS-188. #101647

A F F I D A V I T

STATE OF NEW YORK)
 ss.:
COUNTY OF QUEENS)

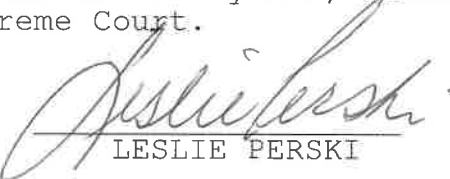
LESLIE PERSKI, being duly sworn, deposes and says:

That she is the office manager to DEUTSCH & SCHNEIDER LLP,
Attorneys for Plaintiff in the within matter and not a party to this action.

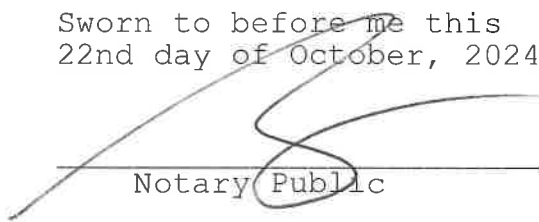
That on the 22nd day of October, 2024 she served the Notice of
Sale in this action, upon:

COSTIGAN LAW, PLLC, Attorneys for Defendants 231 E 123 LLC, ALEX
HALIMI, SAUL MAZOR, GOTHAM DEEDS, LLC and URBAN LEGEND, LLC
Via Electronic Service
wfcostigan@costiganlaw.com

by electronic service upon counsel as a participating attorney in
this action filed by the plaintiff in the NYSCEF system, under
Rule 202.5-bb Electronic Filing in Supreme Court.


LESLIE PERSKI

Sworn to before me this
22nd day of October, 2024



Notary Public

Brian Goldberg
Notary Public State of New York
No. 02G06036406
Qualified in Nassau County
Commission expires 01/24/2026