

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

-----X
JY SHTOTTY L.P.

Index No. 505101/2023

Plaintiff,

- against -

NOTICE OF SALE

MARIE LUMA
MICHAEL LUMA
NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD,

Premises:
1639 Nostrand Ave
Brooklyn, New York

Defendants.
-----X

PLEASE TAKE NOTICE THAT, pursuant to the Judgment of Foreclosure and Sale dated May 10, 2024 and entered in the Kings County Clerk's office on June 3, 2024, I will sell at public auction at the Kings County Courthouse, 360 Adams Street, Brooklyn, New York, Room 224, on October 10, 2024 at 2:30 p.m., prem. k/a 1639 Nostrand Avenue, Brooklyn, New York (Block 4915, Lor 53). Approx. amt of judgment is \$434,667.65, plus costs, attorneys' fees and interest. Sold subject to terms and conditions of filed judgment and terms of sale.

Gregory T. Cerchione, Esq., Referee.

Dated: Cedarhurst, New York
August 19, 2024

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
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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 August 19, 2024, I caused a copy of the Notice of Sale to be served on the parties listed below via first-class mail (USPS), addressed as follows:

LUMA REALTY, LLC
1639 NOSTRAND AVENUE
BROOKLYN, NY 11226

MICHAEL LUMA
1639 NOSTRAND AVENUE
BROOKLYN, NY 11226

NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD
6 John St #10, New York, NY 10038

In addition, counsel for appearing defendants were served on August 19, 2024 with the notice of sale by NYSCEF.

Dated: Cedarhurst, New York
August 19, 2024

/s/ Aviva Francis
Aviva Francis