

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

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SHELWOL LLC,

Plaintiff,

Index No. 850395/2023

-against-

KAYLAND REALTY LTD; EZRA HOLDINGS  
ORANGE DEVELOPMENT LLC; 10 MERON  
REALTY CORP.; EZRA UNGER; ANGELO  
SLABAKIS; MOISHE LEBOVITS; THE BOARD OF  
MANAGERS OF THE 74-76 SPENCER STREET  
CONDOMINIUM; THE BOARD OF MANAGERS  
OF 10 MERON DRIVE CONDOMINIUM; CITY OF  
NEW YORK ENVIRONMENTAL CONTROL BOARD;  
CITY OF NEW YORK DEPARTMENT OF FINANCE;  
STATE OF NEW YORK DEPARTMENT OF TAXATION  
& FINANCE; SN FUNDING LLC; MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
MERIDIAN RESIDENTIAL CAPITAL LLC d/b/a FIRST  
MERIDIAN MORTGAGE,

**NOTICE OF SALE**

Defendants.

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**PLEASE TAKE NOTICE** that pursuant to the Judgment of Foreclosure and Sale dated July 12, 2022 and entered in the King's County Clerk's office on August 3, 2022 and in the New York County's clerk office on May 2, 2023, I will sell at public auction public auction at the New York County Courthouse, 60 Centre Street, New York, New York, Room 130, on January 29, 2025 at 2:15 p.m., prem. k/a 5B Riverview Terrace, New York, New York (Block 1372, Lot 53). Approx. amt of judgment on the loan subject to this property is \$1,018,000 plus costs, attorneys' fees and interest. Sold subject to terms and conditions of filed judgment and terms of sale. Sold subject to terms and conditions of filed judgment and terms of sale.

Domenick Napoletano, Esq., Referee

Dated: Cedarhurst, New York  
November 14, 2024

**JACOBOWITZ NEWMAN TVERSKY LLP**  
*Attorneys for Plaintiff*

By: /s/ Aviva Francis  
Aviva Francis  
Evan M. Newman  
377 Pearsall Avenue, Suite C  
Cedarhurst, New York 11516  
Tel: 516-545-0343

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

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SHELWOL LLC,

Plaintiff,

Index No. 525030-2019

-against-

KAYLAND REALTY LTD; EZRA HOLDINGS  
ORANGE DEVELOPMENT LLC; 10 MERON  
REALTY CORP.; EZRA UNGER; ANGELO  
SLABAKIS; MOISHE LEBOVITS; THE BOARD OF  
MANAGERS OF THE 74-76 SPENCER STREET  
CONDOMINIUM; THE BOARD OF MANAGERS  
OF 10 MERON DRIVE CONDOMINIUM; CITY OF  
NEW YORK ENVIRONMENTAL CONTROL BOARD;  
CITY OF NEW YORK DEPARTMENT OF FINANCE;  
STATE OF NEW YORK DEPARTMENT OF TAXATION  
& FINANCE; SN FUNDING LLC; MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
MERIDIAN RESIDENTIAL CAPITAL LLC d/b/a FIRST  
MERIDIAN MORTGAGE,

Defendants.

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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 November 14, 2024 I caused the Notice of Sale to be served via in a post-paid wrapper under the exclusive care and custody of the United States Post Office by regular first class mail on:

KAYLAND REALTY LTD;  
5B Riverview Terrace  
New York, NY 10022

KAYLAND REALTY LTD  
59 EAST 79TH STREET  
NEW YORK, NY 10079

EZRA HOLDINGS  
ORANGE DEVELOPMENT LLC  
5B Riverview Terrace  
New York, NY 10022

10 MERON REALTY CORP.;  
5B Riverview Terrace  
New York, NY 10022

Angela Slabakis  
59 East 79th Street. 2<sup>nd</sup> Floor  
New York, New York, 10079

The Board Of Managers Of The 74-76 Spencer Street Condominium  
Concord Park Realty LLC  
57 Heyward Street  
Brooklyn, New York, 11211

The Board Of The Managers Of 10 Meron Drive Condominium  
C/O B&Y Meadows Realty Inc.  
23 Hayes Ct. Unit 302  
Monroe, New York, 10950

Sn Funding LLC  
Corporate Filings Of New York  
90 State Street, Ste 700, Office 40  
Albany, New York 12207

City Of New York Environmental Control Board  
100 Church Street  
New York, New York 10007

City Of New York Department Of Finance  
100 Church Street  
New York, Ny 10007

State Of New York Department Of Taxation & Finance  
Wa Harriman Campus, Building 9  
Albany, Ny 12227

Mortgage Electronic  
Registration Systems, Inc. As Nominee For  
Meridian Residential Capital LLC D/B/A First  
Meridian Mortgage  
28 Liberty Street, 42<sup>nd</sup> Floor  
New York, NY 10005

Domenick Napoletano  
*Referee*

351 Court Street  
Brooklyn, New York 11231

The following defendants were served via email (NYSCEF):

Diana Rubin

**THE LAW OFFICE OF DIANA RUBIN**

*Attorney for EZRA HOLDINGS ORANGE DEVELOPMENT LLC, 10 MERON REALTY CORP.,  
Ezra Unger*

1129 Northern Blvd Ste 404,

Manhasset, NY 11030

Dianarubinatty@gmail.com

Lee E. Riger

**Rosenberg Fortuna & Laitman LLP**

*Attorney for Moishe Lebovits*

666 Old Country Road Suite 810,

Garden City, NY 11530

lee@rflaw.com

Dated: Cedarhurst, New York

November 14, 2024

Aviva Francis

Aviva Francis, Esq.