

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS**-----X
1540 57 STREET LLC,

Index No. 515257/2023

Plaintiff,

- against -

JOSEPH RICHTER; MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., AS NOMINEE
FOR FIRST CENTRAL SAVINGS BANK,
ITS SUCCESSORS AND ASSIGNS; THE BOARD
OF MANAGERS OF THE 1540 57TH STREET
CONDOMINIUM; UNITED STATES OF
AMERICA O/B/O INTERNAL REVENUE SERVICE;
NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE; DAVID
JANKLOWITZ; NEW YORK CITY DEPARTMENT
OF FINANCE PARKING VIOLATIONS BUREAU;
MENDY SOKOL, AS EXECUTOR OF THE
ESTATE OF SHELDON JAY DAVID; HOWARD
WEISS, AS EXECUTOR OF THE ESTATE OF
SHELDON JAY DAVID

NOTICE OF SALE

-----X

PLEASE TAKE NOTICE THAT, pursuant to the Judgment of Foreclosure and Sale dated October 10, 2024 and entered on January 6, 2025, I will sell at public auction at the Kings County Courthouse, 360 Adams Street, Brooklyn, New York, Room 224, on February 13, 2025 at 2:30 p.m., prem. k/a 1540 57th Street, Unit 1, Brooklyn, New York 11219 (Block 5496, Lot 1101) in the amount of \$1,294,554.95, plus costs, attorneys' fees and interest. Sold subject to terms and conditions of filed judgment and terms of sale.

Angelyn Johnson, Esq., Referee.

Dated: Cedarhurst, New York
January 9, 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

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS**----- X
1540 57 STREET LLC,

Index No. 515257/2023

Plaintiff,

- against -

JOSEPH RICHTER; MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., AS NOMINEE
FOR FIRST CENTRAL SAVINGS BANK,
ITS SUCCESSORS AND ASSIGNS; THE BOARD
OF MANAGERS OF THE 1540 57TH STREET
CONDOMINIUM; UNITED STATES OF
AMERICA 0/B/0 INTERNAL REVENUE SERVICE;
NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE; DAVID
JANKLOWITZ; NEW YORK CITY DEPARTMENT
OF FINANCE PARKING VIOLATIONS BUREAU;
MENDY SOKOL, AS EXECUTOR OF THE
ESTATE OF SHELDON JAY DAVID; HOWARD
WEISS, AS EXECUTOR OF THE ESTATE OF
SHELDON JAY DAVID

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 9, 2025, 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:

JOSEPH RICHTER
B J P Finneran
Zeichner Ellman & Krause LLP
730 Third Avenue
New York, NY 10017
212-223-0400
bjfinneran@zeklaw.com

Additionally, the following were served via First-Class Mail (USPS):

JOSEPH RICHTER
1540 57th Street, Unit 1
Brooklyn, New York 11219

THE BOARD OF MANAGERS OF THE 1540 57TH STREET CONDOMINIUM
1540 57th Street
Brooklyn, New York 11219

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
FIRST CENTRAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS
1901 E. Vorhees Street, Suite C
Danville, Illinois 61834

UNITED STATES OF AMERICA O/B/O INTERNAL REVENUE SERVICE
86 Chambers Street
New York, New York 10007

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
WA Harriman Campus, Building 9
Albany, New York 12227

DAVID JANKLOWITZ
1238 East 29th Street
Brooklyn, New York 11230

NEW YORK CITY DEPARTMENT OF FINANCE PARKING VIOLATIONS BUREAU
100 Church Street
New York, New York 10007

MENDY SOKOL, AS EXECUTOR OF THE ESTATE OF SHELDON JAY DAVID
685 Long Acre Avenue
Woodmere, New York 11598

HOWARD WEISS, AS EXECUTOR OF THE ESTATE OF SHELDON JAY DAVID
685 Long Acre Avenue
Woodmere, New York 11598

Dated: Cedarhurst, New York
January 9, 2025

/s/ Aviva Francis
Aviva Francis