

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

-----X  
FLUSHING BANK,

**Index No. 532587/2023**

Plaintiff,

— against —

**NOTICE OF SALE**

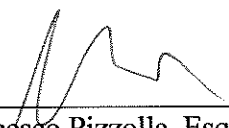
421 REMSEN LLC,  
NEW YORK STATE DEPARTMENT OF  
TAXATION AND FINANCE,  
NEW YORK CITY ENVIRONMENTAL  
CONTROL BOARD,

Defendants.  
----- X

**TAKE NOTICE** that the annexed is a true copy of the Notice of Sale, scheduling the sale of the subject premises for May 22, 2025, at 2:30 P.M., at the Kings County Supreme Court, 360 Adams Street, Brooklyn, New York 11201, pursuant to the Judgment of Foreclosure and Sale signed on March 14, 2025, and entered in Kings County Clerk's Office on March 17, 2025.

Dated: Huntington, New York  
April 9, 2025

Yours, etc.

  
\_\_\_\_\_  
Francesco Pizzolla, Esq.  
Lynch & Associates  
*Attorneys for Plaintiff*  
464 New York Avenue, Suite 200  
Huntington, New York 11743  
Telephone No.: (631) 547-1000  
Our File No. 075.602

TO: Rosenberg, Fortuna & Laitman LLP  
*Attorneys for Defendant*  
*421 Remsen LLC*  
666 Old Country Road, Suite 1810  
Garden City, New York 11530  
Attn: Anthony Filosa, Esq.  
Christopher Villanti, Esq

The Law Office of Adam Kalish PC  
*Attorneys for Appointed Receiver*  
*Harry Horowitz*  
182A 26th Street, Unit 2R  
Brooklyn, New York 11232  
Attn: Adam Kalish, Esq.

Jeffrey Schwartz, Esq.  
*Referee*  
62 Waldorf Court, Suite B  
Brooklyn, New York 11230

**NOTICE OF SALE**

SUPREME COURT COUNTY OF KINGS, FLUSHING BANK, Plaintiff, vs. 421 REMSEN LLC, ET AL.,  
Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on March 17, 2025, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY 11201 on May 22, 2025 at 2:30 p.m., premises known as 421-431 Remsen Avenue, Brooklyn, NY 11212. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, Block 4665 and Lots 65 and 67. Approximate amount of judgment is \$1,644,557.85 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #532587/2023.

Jeffrey Schwartz, Esq., Referee

Lynch & Associates, 464 New York Avenue, Suite 200, Huntington, New York 11743, Attorneys for  
Plaintiff

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

-----X  
FLUSHING BANK,

**Index No. 532587/2023**

Plaintiff,

— against —

**AFFIDAVIT OF  
SERVICE**

421 REMSEN LLC,  
NEW YORK STATE DEPARTMENT OF  
TAXATION AND FINANCE,  
NEW YORK CITY ENVIRONMENTAL  
CONTROL BOARD,

Defendants.  
----- X

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

The undersigned, being duly sworn deposes and says:

1. Deponent is not a party to the action, is over 18 years of age and resides in Suffolk County, New York.

2. On April 9, 2025, deponent mailed a copy of the Notice of Sale to:

Rosenberg, Fortuna & Laitman LLP  
*Attorneys for Defendant*  
421 Remsen LLC  
666 Old Country Road, Suite 1810  
Garden City, New York 11530  
Attn: Anthony Filosa, Esq.  
Christopher Villanti, Esq

The Law Office of Adam Kalish PC  
*Attorneys for Appointed Receiver*  
Harry Horowitz  
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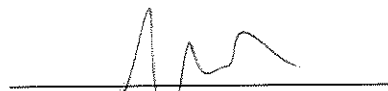
Jeffrey Schwartz, Esq.  
*Referee*  
62 Waldorf Court, Suite B  
Brooklyn, New York 11230

by depositing a true copy of same enclosed in a postpaid properly addressed wrapper in a post office official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

  
JENNIFER WALTHER

Sworn to before me this  
9<sup>th</sup> day of April, 2025

FRANCESCO PIZZOLLA  
Notary Public, State of New York  
No. 02PI6296679  
Qualified in Suffolk County  
Commission Expires March 17, 2026

  
\_\_\_\_\_  
Notary Public