

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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JG FUNDING CORP,

Index No.: 505573/2023

Plaintiff,

-against-

26 PULASKI MANAGEMENT CORP.; STEPHANE D. ASSOUMOU; CITY OF NEW YORK DEPARTMENT OF FINANCE; CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; NEW YORK CITY DEPARTMENT OF FINANCE; "JOHN DOE #1" through "JOHN DOE #12," the last twelve names being fictitious and unknown to plaintiff, the persons or parties intended being the tenants, occupants, persons or corporations, if any, having or claiming an interest in or lien upon the premises described in the complaint,

NOTICE OF SALE

Defendants.

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PLEASE TAKE NOTICE that Pursuant to a Judgment of Foreclosure and Sale in the above-entitled action dated April 25, 2024 and entered on May 24, 2024, Gregory LaSpina, Esq., the Referee named in said Judgment, will sell in one parcel at public auction on the 12th day of September, 2024 at 2:30 p.m., the premises directed by said Judgment to be sold at public auction in Room 224 of the Kings County Courthouse, 360 Adams Street, Brooklyn, New York, 11201. Said premises is commonly known as 26 Pulaski Avenue, Brooklyn, New York, 11206; Block 1774, Lot 19, and is described as follows:

SEE ATTACHED SCHEDULE A

The approximate amount of the Judgment is \$1,073,694.00 plus interest thereon from December 19, 2023, together with costs, allowances, attorney's fees and expenses of sale as awarded by the Court in said Judgment.

Dated: July 30, 2024
Suffern, New York

MENASHE & LAPA LLP

by: /s/ David Lapa
David Lapa, Esq.
400 Rella Boulevard, Suite 190
Montebello, New York 10901
Tel. No.: (845) 520-9220

3839 Flatlands Avenue, Suite 208
Brooklyn, NY 11234



212 Second Street, Suite 502
Lakewood, NJ 08701

Title No.: **RA-FCL-47002-NY**

**SCHEDULE A
LEGAL DESCRIPTION**

All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Pulaski Street, distant 275 feet easterly from the southeasterly corner of Nostrand Avenue and Pulaski Street;

RUNNING THENCE easterly along the southerly side of Pulaski Street, 18 feet 9 inches;

THENCE southerly parallel with Nostrand Avenue and part of the distance through a party wall, 112 feet 4 inches to the line of land formerly of Tunis Johnson, deceased;

THENCE northwesterly along said line of land of Tunis Johnson, deceased, 20 feet 1 inch to the point where the said line would intersect a line drawn parallel with Nostrand Avenue and distant 275 feet easterly therefrom;

THENCE northerly along said parallel line, 105 feet 2 inches to the southerly side of Pulaski Street, the point or place of BEGINNING.

Note: Address, Block & Lot shown for informational purposes only

Designated as Block 1774, Lot 19, Kings County and also known as 26 Pulaski Street, Brooklyn, NY 11206.

NOTICE OF SALE

SUPREME COURT - COUNTY OF KINGS

JG FUNDING CORP, Plaintiff -against- 26 PULASKI MANAGEMENT CORP.; STEPHANE D. ASSOUMOU; CITY OF NEW YORK DEPARTMENT OF FINANCE; CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; NEW YORK CITY DEPARTMENT OF FINANCE; “JOHN DOE #1” through “JOHN DOE #12,” the last twelve names being fictitious and unknown to plaintiff, the persons or parties intended being the tenants, occupants, persons or corporations, if any, having or claiming an interest in or lien upon the premises described in the complaint, Defendant(s). Pursuant to a judgment of foreclosure and sale dated April 25, 2024 and entered on May 24, 2024, I, the undersigned Referee will sell at public auction in Room 224 of the Kings County Courthouse, 360 Adams Street, Brooklyn, New York, 11201 on September 12, 2024 at 2:30PM, the premises known as 26 Pulaski Avenue, Brooklyn, New York, 11206; Block 1774, Lot 19 as more fully described in the complaint and Judgment.

Approximate amount of lien \$1,073,694.00 plus interest and costs

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 505573/2023

GREGORY LASPINA, ESQ., Referee

MENASHE AND LAPA LLP,

ATTORNEY(S) FOR PLAINTIFF

400 RELL BLVD., SUITE 190, SUFFERN, NY 10901

DATED: JULY 23, 2024