

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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

Index No. 505103/2023

Plaintiff,

- against -

NOTICE OF SALE

MICHAEL LUMA

Defendants.
-----X

Premises:
1371 Nostrand Ave
Brooklyn, New York

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 1371 Nostrand Avenue, Brooklyn, New York (Block 4853, Lot 9). Approx. amt of judgment is \$347,904.00, 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
afrancis@jntllp.com

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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

Index No. 505103/2023

Plaintiff,

- against -

MICHAEL LUMA

Defendants.
-----X

Premises:
1371 Nostrand Ave
Brooklyn, New York

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:

MICHAEL LUMA
1371 NOSTRAND AVENUE
BROOKLYN, NY 11226

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