NYSCEF DOC. NO. 96

INDEX NO. 516768/2020

RECEIVED NYSCEF: 10/03/2024

## NOTICE OF SALE

Supreme Court of the State of New York, Kings County, Index No. 516768/2020

PS Funding, Inc., Plaintiff v. 863 East 12th Holdings LLC, et., al.

**TAKE NOTICE** that pursuant the Judgment of Foreclosure and Sale entered on May 4, 2023, the undersigned referee will sell at public auction on December 19, 2024 at 2:30 p.m. at the Kings County Courthouse, Rm 224, 360 Adams Street, Brooklyn, NY, the property located at 863 East 12<sup>th</sup> St., Brooklyn, NY 11230 (Block 6696, Lot 61).

The approx. amount of plaintiff's lien is \$1,479,874.77 plus interest and costs. The premises will be sold in one parcel and subject to the provisions of the Judgment and Terms of Sale.

Dominic Famulari, Esq.

Law Offices of Tae H. Whang, LLC, Attorneys for Plaintiff, 185 Bridge Plaza North, Fort Lee, NJ 07024 (201) 461-0300, 415 White Oak Rd., Palisades, NY 10964 (By Appt. Only).

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INDEX NO. 516768/2020

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS
Index No. 516768/2020
PS FUNDING, INC.,

Plaintiff,

AFFIDAVIT OF SERVICE

-against-

863 EAST 12TH HOLDINGS LLC; ABRAHAM WIEDER; SANTANDER BANK, N.A.; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; OFFER KOHER, SR.; SMADAR DANINI; DAVID "DOE"; HAIM DORANI; JACOB SRULOWITZ; LLUVIA VALDEX; and CHAYA JACOB,

STATE OF NEW YORK )

Defendants.

) ss.:

COUNTY OF ROCKLAND )

David Whang, being duly sworn, deposes and says:

- 1. I am a legal assistant working for the Law Offices of Tae H. Whang, LLC, the attorneys for the plaintiff in this action.
- 2. On October <u>2</u>, 2024, I served copies of the <u>Notice of Sale</u> on the following person(s) at the following address(es):

Solomon Rosengarten, Esq. 2329 Nostrand Avenue Brooklyn, NY 11210

863 East 12th Holdings LLC 1303 53rd Street, #302 Brooklyn, NY 11219

Abraham Wieder 1303 53rd Street, #302 Brooklyn, NY 11219

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New York State Department of Taxation and Finance c/o Barbara Underwood Attorney General of the State of New York 300 Motor Parkway, Suite 205 Hauppauge, NY 11788-5522

Offer Koher Sr. 863 East 12th Street, Apt. 1 Brooklyn, NY 11219

Smadar Danini 863 East 12th Street, Apt. 1 Brooklyn, NY 11219

David Doe 863 East 12th Street, Apt. 1 Brooklyn, NY 11219

Haim Dorani 863 East 12th Street, Apt. 2 Brooklyn, NY 11219

Jacob Srulowitz 863 East 12th Street, Apt. 2 Brooklyn, NY 11219

Lluvia Valdex 863 East 12th Street, Apt. 1 Brooklyn, NY 11219

Chaya Jacob 863 East 12th Street, Apt. 2 Brooklyn, NY 11219

3. Service was made by sending true copies thereof enclosed in a post-paid wrapper, in an official depository under the exclusive care and custody of the U.S. Postal Service, addressed to the person(s) at the address(es) above.

David Whang

Sworn to before me on the 2 day of October, 2024.

Notary Public

HYE-WON CHOI
NOTARY PUBLIC State of New York
NO. 02CH6403124
Qualified in New York County
Commission Expires January 21, 20

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SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF KINGS

PS FUNDING, INC.,

Plaintiff,

-against-

863 EAST 12TH HOLDINGS LLC; ABRAHAM WIEDER; SANTANDER BANK, N.A.; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; OFFER KOHER, SR.; SMADAR DANINI; DAVID "DOE"; HAIM DORANI; JACOB SRULOWITZ; LLUVIA VALDEX; and CHAYA JACOB,

Defendants.

## NOTICE OF SALE

Law Offices of Tae H. Whang, LLC Attorneys for Plaintiff
By: Hye-Won Choi, Esq.
185 Bridge Plaza North, Suite 201
Fort Lee, NJ 07024
(201) 461-0300

415 White Oak Road Palisades, NY 10964 (By Appointment Only)