

EXHIBIT A

NYSCEF DOC. NO. 78

UNITED LAWYERS

At IAS Part 66 of the Supreme Court of the State of New York, held in and for the County of Kings, at the Courthouse located at 360 Adams Street, Brooklyn, New York on the ___ day of June, 2017.

PRESENT:

HONORABLE RICHARD VELASQUEZ

JSC

-----X
HADY ROZENBERG,

Plaintiff,

Index No. 520112/2016

-against-

ORDER TO SHOW CAUSE

ISAAC PERLSTEIN aka YITZCHAK ARON PERLSTEIN, EVA PERLSTEIN, EFRAIM WAXMAN aka EPHRAIM WAXMAN aka EPHRAIM WACHSMAN, MARTIN ROZENBERG aka MORDECHAI ROSENBERG and RAIZEL ROSENBERG aka RAIZEL ROZENBERG,

Defendants.
-----X

NOTICE: The purpose of this application is to punish the accused for a contempt of court, and that such punishment may consist of fine, imprisonment or both, according to law.

WARNING:

**YOUR FAILURE TO APPEAR IN COURT
MAY RESULT IN YOUR IMMEDIATE ARREST
AND IMPRISONMENT FOR CONTEMPT OF COURT**

UPON reading and filing of the annexed affirmation of Melissa Ephron-Mandel, dated June 13, 2017, the exhibits annexed thereto, and upon all of the pleadings and proceedings

heretofore had herein, including the order of the Hon. Richard Velasquez, J.S.C., dated March 1, 2017 and entered March 3, 2017 (the "Order"); and

IT BEING ALLEGED that defendant ISAAC PERLSTEIN has and continues to willfully violate the clear terms of the Order, including failing to deposit collected rents/use and occupancy into the long standing joint house account, which violation has impaired, impeded and prejudiced the rights of the plaintiff.

NOW, THEREFORE, LET ~~defendants, including defendant ISAAC PERLSTEIN,~~ *the Presiding Justice* appear and show cause before ~~me or another justice~~ of the Supreme Court, Kings County, at the courthouse located at 360 Adams Street, Part 66, Room 469, Brooklyn, New York on the 12th day of July, 2017 at 9:30 A.M. ~~o'clock~~ in the forenoon of that day, or as soon thereafter as counsel can be heard, why an order should not be made:

RY

RY

- (a) Pursuant to Judiciary Law §750 adjudging defendant ISAAC PERLSTEIN in criminal contempt of court based on his willful violation of the Order; and
- (b) Pursuant to Judiciary Law §753 adjudging defendant ISAAC PERLSTEIN in civil contempt of court based upon his disobedience of the Order, which has impaired, impeded or prejudiced the rights of the plaintiff; and
- (c) Directing defendant ISAAC PERLSTEIN to immediately transfer all sums collected for rent and/or use and occupancy for the subject house from March 3, 2017 (the date of entry of the Order) into the long standing joint house account; and
- (d) Requiring defendant ISAAC PERLSTEIN to reimburse plaintiff for the costs and legal fees incurred in bring on this motion; and

(e) Granting plaintiff such other and further relief as to this Court seems just, proper and equitable under the circumstances.

SUFFICIENT CAUSE HEREBY SHOW, ^{personal} let service of a copy of this Order, together ^{and} with the papers annexed hereto, upon defendants ~~by NYSCEF~~ upon defendants' counsels in this action and ~~by certified mail~~ on ISAAC PERLSTEIN, on or before the ^{30th} day of June, 2017, be deemed good and sufficient.

ENTER:

Richard Velasquez

J.S.C.

So Ordered
Hon. Richard Velasquez

JUN 19 2017

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS: PART 66

-----X
HADY ROZENBERG,

Plaintiff,

-against-

Index No. 520112/2016

AFFIRMATION

ISAAC PERLSTEIN aka YITZCHAK ARON
PERLSTEIN, EVA PERLSTEIN, EFRAIM
WAXMAN aka EPHRAIM WAXMAN aka
EPHRAIM WACHSMAN, MARTIN ROZENBERG
aka MORDECHAI ROSENBERG and RAIZEL
ROSENBERG aka RAIZEL ROZENBERG,

Defendants.
-----X

Melissa Ephron-Mandel, an attorney duly admitted to practice law before the Courts of the State of New York, affirms the following to be true under the penalties of perjury, pursuant to CPLR 2106:

1. I am a member of the law firm of Ephron-Mandel & Howard, L.L.P., attorneys for the plaintiff, Hady Rozenberg ("Plaintiff"), in the above-captioned action and, based upon our office files and records and my communications with counsel for defendants, I am familiar with the facts and circumstances set forth herein.

2. This affirmation is respectfully submitted in support of Plaintiff's application for an order, *inter alia*, punishing defendant Isaac Perlstein for contempt of court in that he has and continues to willfully disregard and violate the order of the Hon. Richard Velasquez dated March 1, 2017 and entered March 3, 2017 in the above captioned action (the "Order", a copy of which with notice of entry is annexed as Exhibit "A" hereto).

ISAAC PERLSTEIN'S VIOLATION OF THE ORDER

3. The above captioned action is one in which Plaintiff has been forced to seek

partition and other relief based on defendants' ouster of Plaintiff from all beneficial use and enjoyment of the house which is the subject of this action (the "House").

4. In clear and unambiguous terms, the Court issued the Order requiring defendants to deposit all rent/use and occupancy from the House into the long standing joint House account, not into a "new" account of defendant Perlstein. Specifically, the Order provides, *inter alia*, that:

... (b) all checks for rent/use & occupancy for the subject House shall be deposited into the long standing joint House account (not new account).

5. The Order with Notice of Entry was duly served on counsel for defendants, including counsel for defendant Isaac Perlstein via NYSECF.

6. From the outset, defendant Isaac Perlstein has refused to comply with the Order.

7. The undersigned has repeatedly written to counsel for Isaac Perlstein demanding compliance with the Order, including letters dated March 28, 2017, March 30, 2017, April 5, 2017 and June 6, 2017 – all to no avail. [Copies of the aforementioned letters and the June 7, 2017 response letter from defendants' counsel¹ are annexed as Exhibit "B" hereto.]

8. Counsel for defendant Isaac Perlstein has verbally confirmed to the undersigned, on several occasions, that his client had not deposited the rent/use and occupancy into the joint house account as required.

9. Instead, **defendant Isaac Perlstein has violated the Order and deposit said sums into another account.**

10. Annexed hereto as Exhibit "C" is a copy of a Transaction History and account

¹ Account numbers redacted for e-filing.

statements from Isaac Perlstein's account², into which his counsel has advised that his client is depositing rents/use and occupancy from the House.

11. The attached Transaction History shows that Isaac Perlstein is not only violating the Order by depositing rent/use and occupancy into an account other than the long standing joint House account as required by the Order, but that withdrawals are being made from the account without the consent of or even prior notice to the Plaintiff.

12. Subsection (c) of the Order states:

(c) no withdrawal or checks written from joint house account without consent of both Isaac Perlstein and Hady Rozenberg. All Requests for endorsing checks for deposit &/or for withdrawal or checks form joint account to be made in writing through counsel.

13. No request for (or even prior notice of) withdrawals from the account have been received by Plaintiff's counsel as provided for in the Order.

OTHER WRONGFUL ACTIONS OF DEFENDANT ISAAC PERLSTEIN

14. Not only is defendant Isaac Perlstein continuing to violate the Order by refusing to deposit rent/use and occupancy into the long standing joint House account and failing to consult with Plaintiff before making withdrawals against such amounts as required, but recent correspondence from defendants' counsel has disclosed, for the first time, that defendant Isaac Perlstein has unilaterally, without consent of or even prior notice to Plaintiff, cancelled and replaced the insurance policy on the House which he represented was in place in his affirmation previously filed with the court.³

² Account numbers have been redacted for e-filing.

³ Perlstein Affirmation dated February 23, 2017 and Exhibit B thereto (NYSCEF DOC. NOS. 39 and 41).

DEFENANT ISAAC PERLSTEIN'S CONDUCT PREJUDICES PLAINTIFF

15. This action was commenced to address Plaintiff's wrongfully ouster from all beneficial use and enjoyment of the House which she co-owns. There is currently pending before this Court Plaintiff's motion for, *inter alia*, appointment of a receiver, and defendants'⁴ pre-answer motion to dismiss.

16. Yet, even commencement of litigation and a clear Order from the Court has not stopped defendant Isaac Perlstein from disregarding all rights of Plaintiff.

17. Plaintiff is a signatory to the long standing joint House account and therefore has access to and can monitor activity on said account.

18. As Defendant Isaac Perlstein has chosen to disregard the Order and deposit monies in his account, Plaintiff is not able to monitor what rents/use and occupancy from the House are deposited and/or what payments are made from those amounts. She is left with only the information which defendant Isaac Perlstein chooses to share with her, when he chooses to share it.

19. From the attached, it appears that since entry of the Order there were two deposits made in March 2017, one for \$500.00 and one for \$2,150.00, and then no further deposits until June 2017 when deposits of \$6,450.00 and \$1,000.00 were made.

20. The foregoing leaves open a number of questions including: of what rents/use and occupancy have been collected; whether payments were made in April and May 2017; and, if so, what has become of those payments.

21. The attached also shows debits of over \$10,000.00 since entry of the Order

⁴ The pre-answer motion to dismiss is made on behalf of all defendants other than defendant Efraim Waxman, who is represented by separate counsel.

although, as set forth above, no prior consent from or even notice to Plaintiff was given.

22. The action of defendant Isaac Perlstein in blatantly violating the Order leaves Plaintiff without any say or even knowledge of the income and expenses of her own property.

23. Moreover, his unilateral cancellation and/or change of insurance puts her at further risk.

CONCLUSION

24. It is respectfully submitted that there is no factual issue but that defendant Isaac Perlstein has willfully violated the Order.

25. The undersigned recognizes that contempt is a serious application not lightly requested but, after numerous communications with defendants' counsel, it is clear that defendant Isaac Perlstein conduct, in blatantly violating the Order, will continue assent relief from the Court as sought herein.

26. Not only is such relief necessary to protect Plaintiff, but it is also respectfully submitted that the orderly conduct of this action is wrongfully disrupted by defendant Isaac Perlstein's refusal to comply with lawful Order of the Court.

27. Neither the relief sought herein nor substantially similar relief has been sought before this or any other court.

WHEREFORE, it is respectfully requested that the relief sought herein be granted in all respects, together with such other and further relief in favor of Plaintiff as this Court deems just, proper and equitable under the circumstances.

Dated: New York, New York
June 13, 2017

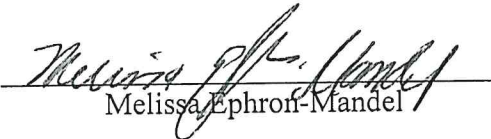

Melissa Ephron-Mandel

EXHIBIT A

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

-----X
HADY ROZENBERG,

Index No. 520112/2016

Plaintiff,
-against-

NOTICE OF ENTRY

ISAAC PERLSTEIN aka YITZCHAK ARON
PERLSTEIN, EVA PERLSTEIN, EFRAIM WAXMAN
aka EPHRAIM WAXMAN aka EPHRAIM
WACHSMAN, MARTIN ROZENBERG aka
MORDECHAI ROSENBERG and RAIZEL
ROSENBERG aka RAIZEL ROZENBERG,


Defendants.

-----X

PLEASE TAKE NOTICE that within is a true copy of the Order of the Supreme Court of the State of New York, County of Kings (Hon. Richard Velasquez, J.S.C.) dated March 1, 2017 and entered on March 3, 2017, in the above-captioned action.

Dated: New York, New York
March 6, 2017

EPHRON MANDEL & HOWARD, L.L.P.


By: Melissa Ephron-Mandel
Attorneys for Plaintiff
299 Broadway, Suite 1615
New York, New York 10007
(212) 393-1077

TO: Law Office of Jeremy Rosenberg (Via NYSCEF)
Attorneys for Defendants I. Perlstein, E. Perlstein, M. Rozenberg & R. Rosenberg
358 Fifth Avenue, Suite 305
New York, New York 10001

Suslovich & Klein LLP (Via NYSCEF)
Attorneys for Defendant, Ephraim Wachsman
1507 Avenue M
Brooklyn, New York 11230
Attention: Mark M. Kranz

At an I.A.S. Trial Term, Part 66 of the Supreme Court of the State of New York, held in and for the County of Kings, at the Courthouse, located at Civic Center, Borough of Brooklyn, City and State of New York, on the 1st day of March 2017

PRESENT: Hon. Richard Velasquez Justice

Hady Rozenberg, Plaintiff(s)

Cal. No. 32 + 33 Index No. 520112/2016

- against -

Isaac Perlstien, et al. Defendant(s)

Table with 2 columns: Papers Numbered, The following papers numbered 1 to read on this motion. Rows include: Notice of Motion - Order to Show Cause and Affidavits (Affirmations) Annexed, Answering Affidavit (Affirmation), Reply Affidavit (Affirmation), Affidavit (Affirmation), Pleadings - Exhibits, Stipulations - Minutes, Filed Papers.

The TRO on order to show cause dated 1/10/2017 is continued & extended as follows: (a) Defendants are precluded from signing plaintiff's name to endorsement of checks or otherwise; (b) all checks for rent/use & occupancy for the subject house shall be deposited into the long standing joint house account (not new account); (c) no withdrawal of checks written from joint account without consent of both Isaac Perlstien and Hady Rozenberg. All requests for endorsing checks for deposit &/or for withdrawal of funds from joint account to be made in writing through counsel.

Defendant shall file (LCP) or reply on O.S.C. & reply on motion to dismiss by 3/30/2017.

4/19/2017 - argument calendar to 05/11/2017

by any party * pending hearing on O.S.C.

For Clerks use only MG MD Motion Seq. #

1, 2

EJV-rcv 11-04

HON. RICHARD VELASQUEZ, J.S.C. with signature and date 3:05

EXHIBIT B

EPHRON-MANDEL & HOWARD, L.L.P.

Attorneys at Law

299 BROADWAY, SUITE 1615
NEW YORK, NY 10007

March 28, 2017

Via Email & Regular 1st Class Mail

LAW OFFICE OF JEREMY ROSENBERG
358 Fifth Avenue, Suite 301
New York, New York 10001

Re: **Hady Rozenberg v. Isaac Perlstein aka Yitzchak Aron Perlstein, et al.**
Index No 520112/2016

Dear Mr. Rosenberg,

As you are aware, the order dated March 1, 2017 (the "Order," a copy of which is enclosed herewith) requires, *inter alia*, that all checks for rent/use and occupancy for the subject house be deposited into the long standing joint house account (the "House Account").

It has come to our attention, however, that no payment for March 2017 rent/use and occupancy has, to date, been deposited into the House Account as required by the Order.

Please advise the undersigned, upon your receipt of this letter, whether any of your clients, including but not limited to Mr. Isaac Perlstein, has collected any funds for March 2017 rent/use and occupancy for subject house and, if so, what the current location/status of such funds are. In addition, please immediately advise whether your clients, Martin and Raizel Rozenberg, have made any payment on account of their use of the subject house for the month of March 2017 and, if so, to whom such payment has been made.

Please note that this letter is sent without prejudice to and with full reservation of all rights and claims of our client, which are hereby fully reserved.

Very truly yours,

EPHRON-MANDEL & HOWARD LLP



Melissa Ephron-Mandel



TEL 212.393.1077 • FAX 212.393.1211
WWW.EMAH.LAW.COM

FILED: KINGS COUNTY CLERK 03/03/2017 11:36 AM

INDEX NO. 520112/2016

NYSCEF DOC. NO. 64

RECEIVED NYSCEF: 03/03/2017

At an I.A.S. Trial Term, Part 6 of the Supreme Court of the State of New York, held in and for the County of Kings, at the Courthouse, located at Civic Center, Borough of Brooklyn, City and State of New York, on the 1st day of March 2017

P R E S E N T :

Hon. Richard Velasquez
Justice

Hady Rozenberg,

Plaintiff(s)

Cal. No. 32 + 33

Index No. 520112/2016

- against -

Isaac Perlstien, et al.

Defendant(s)

The following papers numbered 1 to read on this motion	Papers Numbered
Notice of Motion - Order to Show Cause and Affidavits (Affirmations) Annexed	
Answering Affidavit (Affirmation)	
Reply Affidavit (Affirmation)	
_____ Affidavit (Affirmation)	
Pleadings - Exhibits	
Stipulations - Minutes	
Filed Papers	

① The TRO on order to show cause dated 1/10/2017 is continued & extended as follows: (a) defendants are precluded from signing plaintiff's name to endorsement of checks or otherwise; (b) all checks for rent/use & occupancy for the subject House shall be deposited into the long standing joint House account (not new account); (c) no withdrawal of checks written from joint account without consent of both Isaac Perlstien and Hady Rozenberg. All requests for endorsing checks for deposit &/or for withdrawal of checks from joint account to be made in writing through comply. ② Defendant shall file LECF 3 or reply on O.S.C. & reply in motion to dismiss by 3/30/2017. ③ 4/19/2017 - argument calendar to O.S.C. & motion.

by every party
& pending hearing on O.S.C.

For Clerks use only
 MG _____
 MD _____
 Motion Seq. #
1, 2

EJV-rcv 11-04

P E N T E R

J.S.C.

HON. RICHARD VELASQUEZ, J.S.C.

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

-----X
HADY ROZENBERG,

Index No. 520112/2016

Plaintiff,

-against-

AFFIDAVIT OF SERVICE

ISAAC PERLSTEIN aka YITZCHAK ARON PERLSTEIN,
EVA PERLSTEIN, EFRAIM WAXMAN aka EPHRAIM
WAXMAN aka EPHRAIM WACHSMAN, MARTIN
ROZENBERG aka MORDECHAI ROSENBERG and
RAIZEL ROSENBERG aka RAIZEL ROZENBERG,

Defendants.

-----X

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

Esther Adachi, being duly sworn, deposes and says:


1. I am over eighteen years of age and reside in Brooklyn, Kings County, New York.
2. I am employed by Ephron-Mandel & Howard, LLP.
3. On the 28th day of March, 2017, I mailed by regular first class mail, a true copy of the within letter with decision to the Law Office of Jeremy Rosenberg by depositing said documents enclosed in postage-paid, properly addressed envelope in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York. Said envelope was addressed as follows:

Law Office of Jeremy Rosenberg
358 Fifth Avenue, Suite 301
New York, NY 10001



Esther Adachi

Sworn to before me this
28th day of March, 2017


NOTARY PUBLIC
MELISSA G. EPHRON-MANDEL
NOTARY PUBLIC-STATE OF NEW YORK
No. 02EP6350269
Qualified in Nassau County
My Commission Expires 11-07-2020

EPHRON-MANDEL & HOWARD, L.L.P.

Attorneys at Law

299 BROADWAY, SUITE 1615
NEW YORK, NY 10007

March 30, 2017

Via Email & Regular 1st Class Mail

LAW OFFICE OF JEREMY ROSENBERG

358 Fifth Avenue, Suite 301

New York, New York 10001

Re: **Hady Rozenberg v. Isaac Perlstein aka Yitzchak Aron Perlstein, et al.**
Index No 520112/2016

Dear Mr. Rosenberg,


To date, irrespective of your email of March 28, 2017, you have not responded to the serious questions raised in our letter of March 28, 2017, a copy of which is enclosed herewith for your convenience.

Please respond without further delay.

Please note that this letter is sent without prejudice to and with full reservation of all rights and claims of our client, which are hereby fully reserved.

Very truly yours,

EPHRON-MANDEL & HOWARD LLP


Melissa Ephron-Mandel



TEL 212.393.1077 • FAX 212.393.1211
WWW.EMAH.LAW.COM

EPHRON-MANDEL & HOWARD, L.L.P.

Attorneys at Law

299 BROADWAY, SUITE 1615
NEW YORK, NY 10007

March 28, 2017

Via Email & Regular 1st Class Mail

LAW OFFICE OF JEREMY ROSENBERG
358 Fifth Avenue, Suite 301
New York, New York 10001

Re: **Hady Rozenberg v. Isaac Perlstein aka Yitzchak Aron Perlstein, et al.**
Index No 520112/2016

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It has come to our attention, however, that no payment for March 2017 rent/use and occupancy has, to date, been deposited into the House Account as required by the Order.

Please advise the undersigned, upon your receipt of this letter, whether any of your clients, including but not limited to Mr. Isaac Perlstein, has collected any funds for March 2017 rent/use and occupancy for subject house and, if so, what the current location/status of such funds are. In addition, please immediately advise whether your clients, Martin and Raizel Rozenberg, have made any payment on account of their use of the subject house for the month of March 2017 and, if so, to whom such payment has been made.

Please note that this letter is sent without prejudice to and with full reservation of all rights and claims of our client, which are hereby fully reserved.

Very truly yours,

EPHRON-MANDEL & HOWARD LLP


Melissa Ephron-Mandel

TEL 212.393.1077 • FAX 212.393.1211
WWW.EMAH.LAW.COM

At an I.A.S. Trial Term, Part 6 of the Supreme Court of the State of New York, held in and for the County of Kings, at the Courthouse, located at Civic Center, Borough of Brooklyn, City and State of New York, on the 18th day of March 2017

P R E S E N T :

Hon. Richard Velasquez
Justice

Hady Rozenberg,

Plaintiff(s)

Cal. No. 32 + 33

Index No. 520112/2016

- against -

Isaac Perlstien, et al.

Defendant(s)

The following papers numbered 1 to read on this motion	Papers Numbered
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Answering Affidavit (Affirmation)	
Reply Affidavit (Affirmation)	
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Filed Papers	

① The TRO on order to show cause dated 1/10/2017 is continued & extended as follows: (a) Defendants are precluded from signing plaintiffs name to endorsement of checks or otherwise; (b) all checks for rent/use & occupancy for the subject house shall be deposited into the long standing joint house account (not new account); (c) no withdrawal of checks written from joint account without consent of both Isaac Perlstien and Hady Rozenberg. All requests for endorsing checks for deposit &/or withdrawal of checks from joint account to be made in writing through computer.

② Defendant shall file (LECF) sor-reply on O.S.C. & reply in motion to dismiss by 3/30/2017.

③ 4/19/2017 - argument calendar for O.S.C. & motion.

by every party
* pending hearing on O.S.C.

For Clerks use only
MG _____
MD _____
Motion Seq. #

1, 2

EJV-rcv 11-04

8:05
Clerk

P
E N T I E R

J.S.C.
HON. RICHARD VELASQUEZ, J.S.C.

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

-----X
HADY ROZENBERG,

Index No. 520112/2016

Plaintiff,

-against-

AFFIDAVIT OF SERVICE

ISAAC PERLSTEIN aka YITZCHAK ARON PERLSTEIN,
EVA PERLSTEIN, EFRAIM WAXMAN aka EPHRAIM
WAXMAN aka EPHRAIM WACHSMAN, MARTIN
ROZENBERG aka MORDECHAI ROSENBERG and
RAIZEL ROSENBERG aka RAIZEL ROZENBERG,


Defendants.
-----X

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

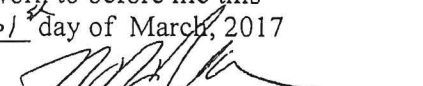
Esther Adachi, being duly sworn, deposes and says:

1. I am over eighteen years of age and reside in Brooklyn, Kings County, New York.
2. I am employed by Ephron-Mandel & Howard, LLP.
3. On the 31st day of March, 2017, I mailed by regular first class mail, a true copy of the within letter, a true copy of a letter dated March 28, 2017 with a decision to the Law Office of Jeremy Rosenberg by depositing said documents enclosed in postage-paid, properly addressed envelope in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York. Said envelope was addressed as follows:

Law Office of Jeremy Rosenberg
358 Fifth Avenue, Suite 301
New York, NY 10001


Esther Adachi

Sworn to before me this
31 day of March, 2017


MELISSA G. EPHRON-MANDEL
NOTARY PUBLIC STATE OF NEW YORK
No. 02EP6350269
Qualified in Nassau County
My Commission Expires 11-07-2020

EPHRON-MANDEL & HOWARD, L.L.P.
Attorneys at Law

299 BROADWAY, SUITE 1615
NEW YORK, NY 10007

March 30, 2017

Via Email & Regular 1st Class Mail
LAW OFFICE OF JEREMY ROSENBERG
358 Fifth Avenue, Suite 301
New York, New York 10001

Re: **Hady Rozenberg v. Isaac Perlstein aka Yitzchak Aron Perlstein, et al.**
Index No 520112/2016

Dear Mr. Rosenberg,

This letter will confirm our conversation of earlier today wherein you admitted that your client, Mr. Perlstein, had deposited March 2017 rent or use and occupancy checks for the house which is the subject of the above action (the "House") into his own account, rather than the long standing joint house account (the "House Account") – as required by the unequivocal terms of the order of the Honorable Richard Velasquez, J.S.C., dated March 1, 2017 and entered in the above referenced action (the "Order").

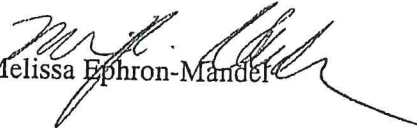
Your client's actions are a blatant and ongoing violation of Justice Velasquez's Order and demand is hereby made for Mr. Perlstein to immediately deposit, into the House Account, the entire amount of all rent and/or use and occupancy collected with respect to the House from March 1, 2017 forward.

Your client's *erroneous* assertion that the House Account had previously been closed is irrelevant to his current and ongoing violation of the Order. If your client had any issue in depositing into the House Account as required, it should have been brought to our attention immediately. Instead, this erroneous claim was made only after we had repeatedly inquired as to the status of the March 2017 rent and/or use and occupancy payments and your client was no longer able to conceal his wrongful conduct.

Please note that this letter is sent without prejudice to and with full reservation of all rights and claims of our client, which are hereby fully reserved, including but not limited to those based on your client's wrongful conduct in blatantly violating the Order.

Very truly yours,

EPHRON-MANDEL & HOWARD LLP


Melissa Ephron-Mandel



TEL 212.393.1077 • FAX 212.393.1211
WWW.EMAH.LAW.COM

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

-----X
HADY ROZENBERG,

Index No. 520112/2016

Plaintiff,

-against-

AFFIDAVIT OF SERVICE

ISAAC PERLSTEIN aka YITZCHAK ARON PERLSTEIN,
EVA PERLSTEIN, EFRAIM WAXMAN aka EPHRAIM
WAXMAN aka EPHRAIM WACHSMAN, MARTIN
ROZENBERG aka MORDECHAI ROSENBERG and
RAIZEL ROSENBERG aka RAIZEL ROZENBERG,

Defendants.


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

Esther Adachi, being duly sworn, deposes and says:

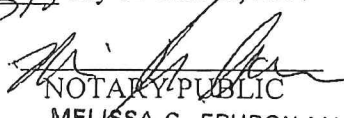
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2. I am employed by Ephron-Mandel & Howard, LLP.
3. On the 31st day of March, 2017, I mailed by regular first class mail, a true copy of the within letter to the Law Office of Jeremy Rosenberg by depositing said documents enclosed in postage-paid, properly addressed envelope in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York. Said envelope was addressed as follows:

Law Office of Jeremy Rosenberg
358 Fifth Avenue, Suite 301
New York, NY 10001



Esther Adachi

Sworn to before me this
~~31st~~ day of March, 2017


NOTARY PUBLIC
MELISSA G. EPHRON-MANDEL
NOTARY PUBLIC-STATE OF NEW YORK
No. 02EP6350269
Qualified in Nassau County
My Commission Expires 11-07-2020

EPHRON-MANDEL & HOWARD, L.L.P.

Attorneys at Law

299 BROADWAY, SUITE 1615
NEW YORK, NY 10007

April 5, 2017

Via Email & Regular 1st Class Mail

LAW OFFICE OF JEREMY ROSENBERG
358 Fifth Avenue, Suite 301
New York, New York 10001

Re: **Hady Rozenberg v. Isaac Perlstein aka Yitzchak Aron Perlstein, et al.**
Index No 520112/2016

Dear Mr. Rosenberg,

It has now been a week since you acknowledged that your client, Mr. Perlstein, had deposited rent or use and occupancy checks into his own account.

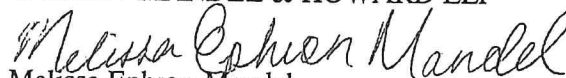
Your recent assertion that your client has since left the state does not excuse his conduct, nor does it justify his continuing in violation of the Order.

Your client's actions are a blatant and ongoing violation of Justice Velasquez's Order dated March 1, 2017 and demand is again made for Mr. Perlstein to immediately deposit, into the House Account, as required by the Order, the entire amount of all rent and/or use and occupancy collected with respect to the House from March 1, 2017 forward.

Please note that this letter is sent without prejudice to and with full reservation of all rights and claims of our client, which are hereby fully reserved, including but not limited to those based on your client's wrongful conduct in blatantly violating the Order.

Very truly yours,

EPHRON-MANDEL & HOWARD LLP


Melissa Ephron-Mandel

TEL 212.393.1077 • FAX 212.393.1211
WWW.EMAH.LAW.COM

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

-----X
HADY ROZENBERG,

Index No. 520112/2016

Plaintiff,

-against-

AFFIDAVIT OF SERVICE

ISAAC PERLSTEIN aka YITZCHAK ARON PERLSTEIN,
EVA PERLSTEIN, EFRAIM WAXMAN aka EPHRAIM
WAXMAN aka EPHRAIM WACHSMAN, MARTIN
ROZENBERG aka MORDECHAI ROSENBERG and
RAIZEL ROSENBERG aka RAIZEL ROZENBERG,

Defendants.

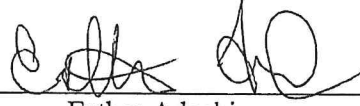
-----X

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

Esther Adachi, being duly sworn, deposes and says:

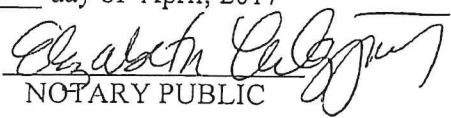
1. I am over eighteen years of age and reside in Brooklyn, Kings County, New York.
2. I am employed by Ephron-Mandel & Howard, LLP.
3. On the 5th day of April, 2017, I mailed by regular first class mail, a true copy of the within letter dated April 5, 2017 to the Law Office of Jeremy Rosenberg by depositing said document enclosed in postage-paid, properly addressed envelope in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York. Said envelope was addressed as follows:

Law Office of Jeremy Rosenberg
358 Fifth Avenue, Suite 301
New York, NY 10001



Esther Adachi

Sworn to before me this
5th day of April, 2017


NOTARY PUBLIC

Elizabeth Lulgjuraj
Notary Public, State of New York
No. 01LU6215938
Qualified in Putnam County
Commission Expires 1/11/18

EPHRON-MANDEL & HOWARD, L.L.P.

Attorneys at Law

299 BROADWAY, SUITE 1615
NEW YORK, NY 10007

June 5, 2017

Via Email & Regular 1st Class MailLAW OFFICE OF JEREMY ROSENBERG
358 Fifth Avenue, Suite 301
New York, New York 10001Re: **Hady Rozenberg v. Isaac Perlstein aka Yitzchak Aron Perlstein, et al.**
Index No 520112/2016

Dear Mr. Rosenberg,

Enclosed we provide you with a duplicate copy of the Order dated March 1, 2017 (the "Order") entered in the above captioned action and remind you of the continuing obligations and prohibitions of your clients thereunder.

Please advise the undersigned *immediately* as to the status and location March, April, May and June 2017 rents for the house which is the subject of the above referenced action (the "House").

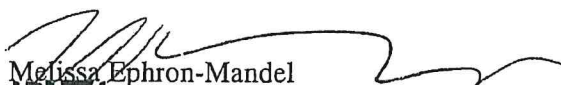

Your clients are *required* to deposit all rents from the House into the long standing joint house account (the "House Account") – not into Mr. Pearlstein's private account or otherwise. Moreover, your clients are *prohibited* from disbursing the funds from said rents without the consent of the plaintiff, Ms. Rozenberg, *which requests shall be made, in writing, to this office.* Notably, to date, no such request has been received.

You have previously conceded that your client, Mr. Perlstein, violated the Order in that he deposited March rents into his own account, in violation of the Order, and that he had not, as of our last Court appearance, deposited April rents into the House Account as required by the Order. Since then, we have heard nothing from you with respect to the wrongfully deposited March rent or as to the status and location of April, May or June 2017 rents.

Please note that this letter is sent without prejudice to and with full reservation of all rights and claims of our client, which are hereby fully reserved, including but not limited to those based on your client's wrongful conduct in blatantly violating the Order.

Very truly yours,

EPHRON-MANDEL & HOWARD LLP


Melissa Ephron-Mandel
TEL 212.393.1077 • FAX 212.393.1211
WWW.EMAH.LAW.COM

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

-----X
HADY ROZENBERG,

Index No. 520112/2016

Plaintiff,

-against-

NOTICE OF ENTRY

ISAAC PERLSTEIN aka YITZCHAK ARON
PERLSTEIN, EVA PERLSTEIN, EFRAIM WAXMAN
aka EPHRAIM WAXMAN aka EPHRAIM
WACHSMAN, MARTIN ROZENBERG aka
MORDECHAI ROSENBERG and RAIZEL
ROSENBERG aka RAIZEL ROZENBERG,


Defendants.

-----X

PLEASE TAKE NOTICE that within is a true copy of the Order of the Supreme Court of the State of New York, County of Kings (Hon. Richard Velasquez, J.S.C.) dated March 1, 2017 and entered on March 3, 2017, in the above-captioned action.

Dated: New York, New York
March 6, 2017

EPHRON MANDEL & HOWARD, L.L.P.


By: Melissa Ephron-Mandel
Attorneys for Plaintiff
299 Broadway, Suite 1615
New York, New York 10007
(212) 393-1077

TO: Law Office of Jeremy Rosenberg (Via NYSCEF)
Attorneys for Defendants I. Perlstein, E. Perlstein, M. Rozenberg & R. Rosenberg
358 Fifth Avenue, Suite 305
New York, New York 10001

Suslovich & Klein LLP (Via NYSCEF)
Attorneys for Defendant, Ephraim Wachsman
1507 Avenue M
Brooklyn, New York 11230
Attention: Mark M. Kranz

FILED: KINGS COUNTY CLERK 03/03/2017 02:48 AM

NYSCEF DOC. NO. 72

FILED: KINGS COUNTY CLERK 03/03/2017 11:36 AM

NYSCEF DOC. NO. 64

At an I.A.S. Trial Term, Part 6 of the Supreme Court of the State of New York, held in and for the County of Kings, at the Courthouse, located at Civic Center, Borough of Brooklyn, City and State of New York, on the 1st day of March 2017

P R E S E N T :
Hon. Richard Velasquez
Justice

Hady Rozenberg,

Plaintiff(s)

Cal. No. 32 + 33

Index No. 520112/2016

- against -

Isaac Perlstien, et al.

Defendant(s)

The following papers numbered 1 to read on this motion	Papers Numbered
Notice of Motion - Order to Show Cause and Affidavits (Affirmations) Annexed	
Answering Affidavit (Affirmation)	
Reply Affidavit (Affirmation)	
_____ Affidavit (Affirmation)	
Pleadings - Exhibits	
Stipulations - Minutes	
Filed Papers	

① The TRO on order to show cause dated 1/10/2017 is continued & extended as follows: (a) Defendants are precluded from signing plaintiffs name to endorsement of checks or otherwise; (b) all checks for rent/use & occupancy for the subject house shall be deposited into the long standing joint house account (not new account); (c) no withdrawal of checks written from joint account without consent of both Isaac Perlstien and Hady Rozenberg. All requests for endorsing checks for deposit &/or for withdrawal of checks from joint account to be made in writing through counsel.

② Defendant shall file (LECF) or reply on O.S.C. a reply in motion to dismiss by 3/30/2017.

③ 4/19/2017 - argument calendar for O.S.C. motion.

by party
* pending hearing on O.S.C.

For Clerks use only
 MG _____
 MD _____
 Motion Seq. #
1, 2

EJV-rcv 11-04

ENTER
 J.S.C.
 HON. RICHARD VELASQUEZ, J.S.C.

8:05
 [Signature]

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

-----X
HADY ROZENBERG,

Index No. 520112/2016

Plaintiff,

-against-

AFFIDAVIT OF SERVICE

ISAAC PERLSTEIN aka YITZCHAK ARON PERLSTEIN,
EVA PERLSTEIN, EFRAIM WAXMAN aka EPHRAIM
WAXMAN aka EPHRAIM WACHSMAN, MARTIN
ROZENBERG aka MORDECHAI ROSENBERG and
RAIZEL ROSENBERG aka RAIZEL ROZENBERG,

Defendants.

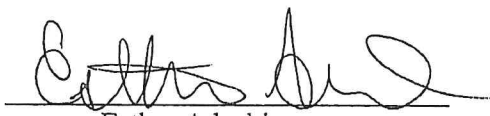
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STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

Esther Adachi, being duly sworn, deposes and says:

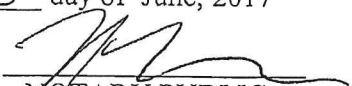
1. I am over eighteen years of age and reside in Brooklyn, Kings County, New York.
2. I am employed by Ephron-Mandel & Howard, LLP.
3. On the 5th day of June, 2017, I mailed by regular first class mail, a true copy of the within letter dated June 5, 2017 with enclosure to the Law Office of Jeremy Rosenberg by depositing said documents enclosed in postage-paid, properly addressed envelope in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York. Said envelope was addressed as follows:

Law Office of Jeremy Rosenberg
358 Fifth Avenue, Suite 301
New York, NY 10001



Esther Adachi

Sworn to before me this
5th day of June, 2017



NOTARY PUBLIC

MELISSA G. EPHRON-MANDEL
NOTARY PUBLIC-STATE OF NEW YORK
No. 02EP6350269
Qualified In Nassau County
My Commission Expires 11-07-2020

THE LAW OFFICE OF JEREMY ROSENBERG
ATTORNEY AT LAW
358 FIFTH AVENUE, SUITE 301
NEW YORK, NEW YORK 10001

(212) 736-8376

Fax: (212) 967-2755

June 7, 2017

VIA E-MAIL

Melissa Ephron Mandel, Esq.
Ephron-Mandel & Howard, LLP
299 Broadway, Suite 1615
New York, New York 10007

Re: Hady Rozenberg v. Rosenberg, Perlstein et al.
Index No. 520112/2016

Dear Melissa:

I am in receipt of your correspondence of June 5, 2017, wherein you have requested the status and location of the April, May and June rents for the property that is the subject of the above-referenced litigation.

At the outset, the account utilized for the rent deposits belonging to the subject property is housed in Chase Manhattan Bank. The account no. is "[REDACTED]". This is not Mr. Perlstein's private account. Indeed, as I had advised, the new account, amongst other things, provides benefits that the "long-standing joint account" does not. Most importantly however, because of Eva Perlstein's inability, as a result of her age and deteriorating physical condition, to function as a custodian on the "long-standing joint account", the aforementioned Chase account must be utilized. To that end, as I have also previously suggested, my clients want to add your client on as a signatory to the Chase account. To this end however, your client has to come to the bank personally with my clients and proper identification and she will be immediately added to the account with full unfettered access. In the interim, my client is gathering for your and your client's review, the account statements that should ease any concerns you may have with the use of the rents. These statements will promptly be provided to you and your client.

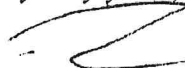
Further, please be advised that upon seeking to renew the insurance on the property with the property's prior insurer Am Trust North America ("Am Trust"), Am Trust recommended that certain electrical maintenance be performed prior to Am Trust renewing the policy on the

{00031102.DOCX}

property. A copy of the Am Trust binder setting forth its recommendations for electrical maintenance is annexed hereto. In furtherance of the foregoing, my client obtained an estimate as to the cost of the aforementioned recommended maintenance. A copy of that estimate is also annexed hereto. Notwithstanding such, in a due diligent effort to ascertain whether coverage could be obtained without performing the recommendations set forth by Am Trust, my client contacted Quincy Mutual who also recommended the aforementioned electrical maintenance. I have annexed herewith a copy of the Quincy Mutual insurance binder. However, because the same policy offered by Quincy Mutual is cheaper than the Am Trust policy with fewer recommendations, my client obtained the policy from Quincy Mutual and has just hired Select Electrical Group to perform the recommended electrical maintenance on the property.

If you need any further clarification concerning the foregoing I remain available to discuss.

Very truly yours,



Jeremy Rosenberg

Enclosures



AmTrust North America
An AmTrust Financial Company

2/8/2017

Tobias and Eva Perlstein
1325 52nd Street
Brooklyn NY 11219

JJ Farber Lottman Inc
200 Route 5 Box 613,
Palisades Park NJ 07650

Location Surveyed: 1325 52nd Street Brooklyn NY 11219
Policy Number [REDACTED] Carrier
Wesco Insurance Company

Dear Policyholder:

Recently, a representative of AmTrust North America conducted a survey of your premises/operations on 1/25/2017. The purpose of this survey was to evaluate your loss control programs and procedures as they relate to the coverage(s) provided for the above captioned policies.

As a result of that survey, recommendation(s) for improvement are being submitted. These recommendations are offered to assist you with reducing hazards and/or exposures which could lead to potential losses. Please indicate the action taken on each recommendation, sign the recommendation page and return it within the next 30 days. Your response should be sent via:

Email to: LCInfo@amtrustgroup.com
Fax to: 216-328-6483 (please include your email address and phone number)
Mail to: AmTrust North America
Loss Control Department
2605 Enterprise Road East Ste 290
Clearwater, FL 33759

If compliance with one or more of the recommendations will take longer than 30 days, please indicate the date(s) you expect work to be completed. The recommendations are provided as a service to you, our policyholder. The recommendations were developed, based on observed conditions and/or interviews at the time of the survey. It is neither the intent nor the implication of AmTrust North America or its agents to address all safety and health hazards, or to assure compliance with local, state or federal regulations.

Please visit our extensive safety library at www.amtrustnorthamerica.com. Follow the Loss Control tab to safety topics, sample programs, training materials and access to on-line streaming video training kits. If we can be of further assistance with regard to safety, please contact us at 888-486-7466 ext. 363275 or e-mail LCInfo@amtrustgroup.com.

Sincerely,
AmTrust North America Loss Control Department

cc: Underwriting

RECOMMENDATIONS

Named Insured: Tobias and Eva Perlstein
Location Surveyed: 1325 52nd Street Brooklyn NY 11219
Policy Number: [REDACTED]
Date of Survey: 1/25/2017

Critical Recommendations

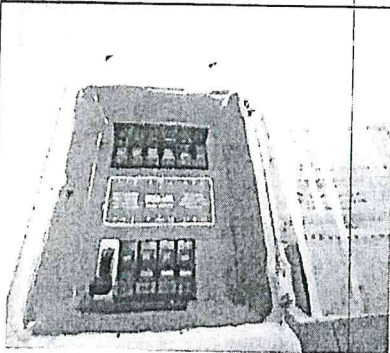
201-01-01 Electrical Panel – FPE

Replace all Federal Pacific and/or Zinsco brand electrical panel(s) with an industry acceptable UL Listed circuit breaker electrical panel(s). One or more Federal Pacific and/or Zinsco brand electrical panel(s) were observed in your building(s) during this survey. These panels contain a design flaw which can cause arcing and overheating, resulting in fire. All electrical panels throughout the facility should be inspected by a qualified electrical contractor and they should replace all subject panels. The contractor's report (or invoice) must specify all Federal Pacific and/or Zinsco panels have been replaced.

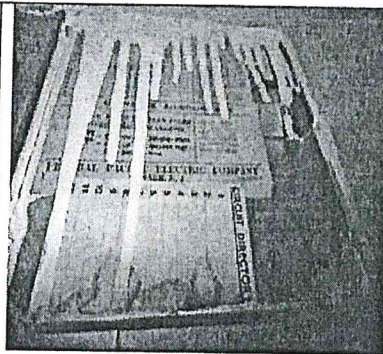
2017-01-02: SIDEWALK REPAIR: Repair the defects, including but not limited to, potholes, depressions, cracks and/or uneven portions of the sidewalk within your property line and covered under this policy. If the municipality is responsible to maintain these areas, the municipality must be notified in writing and the requirement to have them repair the defects. It must be repaired by a licensed and insured contractor. Patchwork is not permissible.

2017-01-03 Secondary Means of Egress

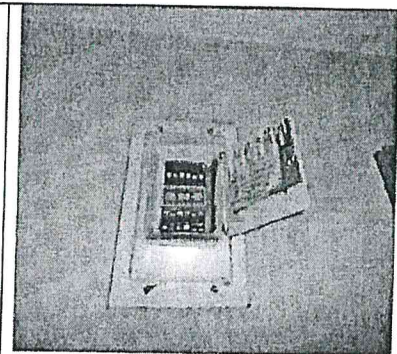
Provide a separate and remote secondary means of egress for all occupancy units located above the ground floor. These secondary means of egress must conform to NFPA 101, Life Safety Code, which specifies standards for acceptable secondary means of egress in terms of hardware and location /placement.



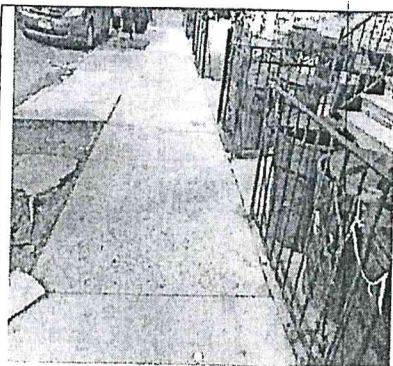
Stab Lok Breakers



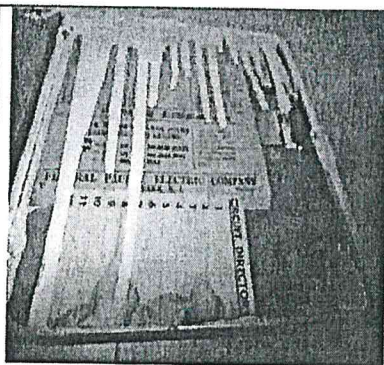
Stab Lok



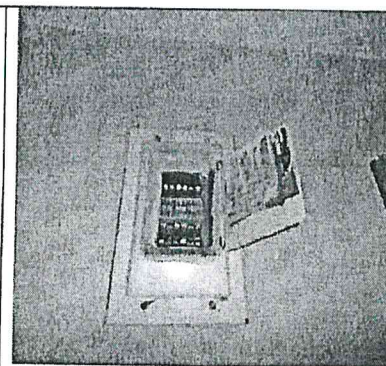
Stab Lok



sidewalk



Stab Lok



Stab Lok

Important Recommendations

2017-01-04: COMMON AREA SMOKE DETECTORS (RESIDENTIAL): Install smoke detectors in residential common areas at this location, which are to be battery operated or electric. This is necessary to provide early warning and detection in the event of a fire at this location, and lessen risk of property damage or injury at this location.

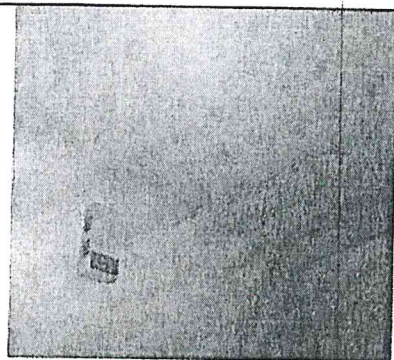
2017-01-05: DAMAGED CEILINGS: Repair all water damaged ceilings at this risk. Location: Apartment hallway.

2017-01-06: ROOF INSPECTION: Provide the year when the roof was last updated. If it has not been within 25 years, contact a licensed roofing contractor to inspect the roof for general condition and make any necessary repairs based upon the findings of the roofing contractor.

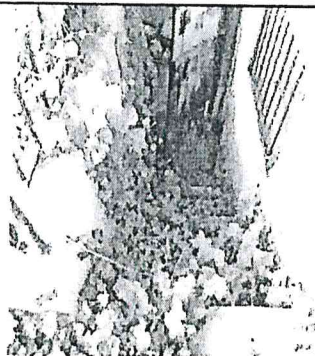
2017-01-07: HANDRAILS/GUARDRAILS: Provide hand/guard rails and vertical balusters on all steps with 3 or more risers. The height of hand/guard rail should be 42" high measured from the nose of the tread. Balusters should be no wider than 4". If stairs are more than 44" wide, hand/guard rails with balusters are to be provided on each side. If stairs are less than 44" wide, provide the hand/guard rails with balusters on the open side. Install the hand/guard rails with balusters on both sides with intermediate handrails in the center on stairs 88" wide.

2017-01-08: OVERGROWN SHRUBBERY/GRASS: Cut back any overgrown shrubbery/grass from the rear steps area to reduce the possibility of a trip and fall hazard.

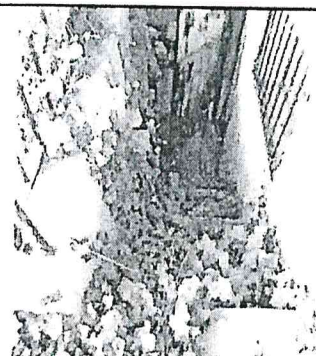
2017-01-09 Smoke & Carbon Monoxide Detectors
Provide written confirmation that both smoke and carbon monoxide detectors are provided in each apartment.



water damage in hallway



rear steps



rear steps

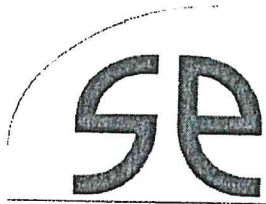
Advisory Recommendations

None

Please indicate the action taken on each of the above recommendation(s) and the date that each was (or will be) completed. Proof of compliance such as photos, receipts and certificates should be included with your response;

Signature and Date

Please send your response via: Email to: LCInfo@amtrustgroup.com, Fax to: 216-328-6483 (please include your email address and phone number) or Mail to: AmTrust North America, Loss Control Department, 2605 Enterprise Road East Ste 290, Clearwater, FL 33759



Select Electrical Group
Licensed Electrician

1337 59th Street

select electrical group inc. Brooklyn, NY 11219

Estimate

Date	Estimate #
2/8/2017	44

Name / Address
Pearlstein 1325 52nd Street Brooklyn NY 11219

Job Location
Pearlstein 1325 52nd Street Brooklyn, NY 11219

Location	Qty	Item	Description	Rate	Total
	4	Meter	100amp single phase/upgrade panel from Federal Pacific to GE	1,350.00	5,400.00
	1	Service	install new water main ground into new service, install driven ground rod for supplement ground (as required by code)	350.00	350.00

Phone #	Fax #	E-mail	Total	5,750.00
718-484-8375	718-484-8376	info@selectelectricalgroup.net		

Signature _____



INSURANCE BINDER

DATE (MM/DD/YYYY)
04/07/2017

THIS BINDER IS A TEMPORARY INSURANCE CONTRACT, SUBJECT TO THE CONDITIONS SHOWN ON THE REVERSE SIDE OF THIS FORM.

AGENCY Heffner Agency 110 William Street New York, NY 10038 Underwriter: LISA VELEZ		COMPANY QUINCY MUTUAL		BINDER #	
PHONE (A/C, No, Ext): 212-416-5352		FAX (A/C, No): 212-437-0419		DATE EFFECTIVE TIME	
		04/07/2017 12:01		DATE EXPIRATION TIME	
				04/07/2018 12:01 AM	
CODE:		SUB CODE:		<input type="checkbox"/> THIS BINDER IS ISSUED TO EXTEND COVERAGE IN THE ABOVE NAMED COMPANY PER EXPIRING POLICY #	
AGENCY CUSTOMER ID: MCL BROKERAGE		DESCRIPTION OF OPERATIONS/VEHICLES/PROPERTY (Including Location) LRO LOCATION: 1325 52ND STREET BROOKLYN NY 11219			
INSURED TOBIAS & EVA PERLSTEIN HADY ROSENBERG 1325 52ND STREET BROOKLYN NY 11219					

COVERAGES

TYPE OF INSURANCE	COVERAGE/FORMS	LIMITS	
		DEDUCTIBLE	AMOUNT
PROPERTY CAUSES OF LOSS <input type="checkbox"/> BASIC <input type="checkbox"/> BROAD <input checked="" type="checkbox"/> SPEC	BLDG	2,500	1,274,000
	BUSINESS INCOME ALS 12 MONTHS		
GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	RETRO DATE FOR CLAIMS MADE	EACH OCCURRENCE \$ 1,000,000.00 DAMAGE TO RENTED PREMISES \$ 300,000.00 MED EXP (Any one person) \$ 10,000.00 PERSONAL & ADV INJURY \$ 1,000,000.00 GENERAL AGGREGATE \$ 2,000,000.00 PRODUCTS - COMP/OP AGG \$ 2,000,000.00	
AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS		COMBINED SINGLE LIMIT \$ 0.00 BODILY INJURY (Per person) \$ 0.00 BODILY INJURY (Per accident) \$ 0.00 PROPERTY DAMAGE \$ 0.00 MEDICAL PAYMENTS \$ 0.00 PERSONAL INJURY PROT \$ 0.00 UNINSURED MOTORIST \$ 0.00	
AUTO PHYSICAL DAMAGE DEDUCTIBLE <input type="checkbox"/> COLLISION <input type="checkbox"/> OTHER THAN COL	<input type="checkbox"/> ALL VEHICLES <input type="checkbox"/> SCHEDULED VEHICLES	ACTUAL CASH VALUE STATED AMOUNT \$ 0.00 OTHER	
GARAGE LIABILITY <input type="checkbox"/> ANY AUTO		AUTO ONLY - EA ACCIDENT \$ 0.00 OTHER THAN AUTO ONLY EACH ACCIDENT \$ 0.00 AGGREGATE \$ 0.00	
EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM	RETRO DATE FOR CLAIMS MADE	EACH OCCURRENCE \$ 0.00 AGGREGATE \$ 0.00 SELF-INSURED RETENTION \$ 0.00	
WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY		WC STATUTORY E.L. EACH ACCIDENT \$ 0.00 E.L. DISEASE - EA \$ 0.00 E.L. DISEASE - POLICY LIMIT \$ 0.00	
SPECIAL CONDITIONS/ OTHER COVERAGES SYSTEMS BREAKDOWN INCLUDED		FEES \$ 0.00 TAXES \$ 0.00 ESTIMATED TOTAL PREMIUM \$ 2,982.46	

NAME & ADDRESS

		MORTGAGEE LOSS PAYEE		ADDITIONAL INSURED	
		LOAN #			
		AUTHORIZED REPRESENTATIVE Earl Lamb			

TOBIAS & EVA PERLSTEIN HADY ROSENBERG
1325 52ND ST
BROOKLYN, NY 11219

5/4/2017

Survey Location: 1325 52ND ST
Policy Number: [REDACTED]
Agent Name: THE HEFFNER AGENCY INC.

This letter will confirm a recent visit from our loss control representative who performed an underwriting and loss control evaluation of your premises/operations in relation to insurance coverage provided by our company.

As a result of this visit, the following recommendations are being submitted for action to assist with your safety and loss control efforts. Please indicate in the space provided what specific action you have taken to correct the condition.

***CORRECTIVE ACTION ITEMS:** The following hazards were noted in the inspection of the above captioned premises and require repair.*

- 4-30-02 It was noted that the electrical service panels were missing their covers. The metal cover to the electrical service panels should be re-attached and permanently maintained in place.
- 4-30-03 It was noted that a piece of tape was being used to secure a damaged breaker in the open position. Tape should be removed and breaker should be replaced for proper panel operation.
- 4-30-04 Noted excessive rear brush/weed growth. The high growth of brush and weeds alongside the exterior of the building should be permanently removed to reduce the fire hazard.
- 4-30-05 It was noted that there was vine growth on the rear exterior wall. Vine growth can cause deterioration of siding, masonry, or mortar. Any vine growth on the structure should be removed to prevent damage.
- 4-30-06 It was noted that there were tree branches overhanging roof of the building, at the rear. Falling tree branches could lead to damage to the roof structure or roof covering. All branches overhanging the roof should be trimmed back to prevent damage.

PLEASE LIST CORRECTIVE ACTIONS TAKEN BELOW: (Please respond within 30 days)

Signature: _____
Date: _____

EXHIBIT C

Transaction History

Customer: ISAAC PERLSTEIN *POA (a)*

Account: NY/NJ/CT Checking [REDACTED]

*required field

Current Balance [Ⓜ]	Present Balance [Ⓜ]	Available Less Overdraft [Ⓜ]	Available Balance [Ⓜ]	Calendar [Ⓜ]
\$4,844.40	\$4,844.40	\$4,844.40	\$6,895.40	

*denotes end of day balance

Date Posted	Tran Type	Description	\$ Debits(-)	\$ Credits(+)	\$ Balance
06/09/2017	<u>Check</u>	CHECK # 1129	-3,000.00		4,844.40 *
06/02/2017	<u>Deposit</u>	DEPOSIT ID NUMBER 669716 # 16		1,000.00	7,844.40 *
06/02/2017	<u>Deposit</u>	DEPOSIT #		6,450.00	6,844.40
05/31/2017	<u>Interest</u>	INTEREST PAYMENT		0.01	394.40 *
05/10/2017	<u>ACH Debit</u>	NATIONAL GRID NY UTILITYPAY 02	-1,528.81		394.39 *
05/01/2017	<u>Check</u>	CHECK # 1126	-745.60		1,923.20 *
04/28/2017	<u>Interest</u>	INTEREST PAYMENT		0.02	2,668.80 *
03/31/2017	<u>Interest</u>	INTEREST PAYMENT		0.02	2,668.78 *
03/30/2017	<u>Deposit</u>	DEPOSIT ID NUMBER 490564 # 16		500.00	2,668.76 *
03/15/2017	<u>ACH Debit</u>	AMERICAN EXPRESS ACH PMT	-1,468.62		2,168.76 *
03/09/2017	<u>Deposit</u>	DEPOSIT ID NUMBER 556415 # 16		2,150.00	3,637.38 *
03/03/2017	<u>ACH Debit</u>	AMERICAN EXPRESS ACH PMT	-4,000.00		1,487.38 *
02/28/2017	<u>Interest</u>	INTEREST PAYMENT		0.04	5,487.38 *
02/28/2017	<u>Check</u>	CHECK # 1125	-544.38		5,487.34
02/13/2017	<u>ACH Debit</u>	NATIONAL GRID NY UTILITYPAY 02	-517.12		6,031.72 *
02/08/2017	<u>Deposit</u>	DEPOSIT ID NUMBER 256356 # 16		1,000.00	6,548.84 *

Older

CHASE PRIVATE CLIENT
JPMorgan Chase Bank, N.A.
P O Box 659754
San Antonio, TX 78265-9754

March 01, 2017 through March 31, 2017
Primary Account

CUSTOMER SERVICE INFORMATION

Web site: Chase.com
Service Center: 1-888-994-5626
Deaf and Hard of Hearing: 1-800-242-7383
International Calls: 1-713-262-1679

00022854 DRI 802 14209117 NNNNNNNNNN P 1 000000000 69 0000
EVA PERLSTEIN
OR GITTY PERLSTEIN
OR ISAAC PERLSTEIN POA
1329 48TH ST
BROOKLYN NY 11219-3102

We want to remind you about the overdraft service options that are available for your personal checking account(s)

We've included information on the last page of this statement to remind you about our overdraft services and associated fees. You can find more information about these services and fees online at chase.com/coverage, which includes a link to a PDF that tells you how overdraft transactions will work.

Additionally, you can find ways to avoid overdraft fees at chase.com/AccountTips.

If you have questions, please call us anytime at the number on your statement.

CONSOLIDATED BALANCE SUMMARY

Table with columns: ASSETS, ACCOUNT, BEGINNING BALANCE THIS PERIOD, ENDING BALANCE THIS PERIOD, MARKET VALUE PRIOR PERIOD, MARKET VALUE THIS PERIOD. Rows include Checking & Savings and Investments.

Please review the important disclosures following the Consolidated Balance Summary.
Investment accounts and insurance products are: Not a Deposit - Not FDIC insured - Not insured by any Federal Government Agency - Not Guaranteed by the Bank - May Go Down in Value.

All Summary Balances shown are as of March 31, 2017 unless otherwise stated. For details of your retirement accounts, credit accounts or securities accounts, you will receive separate statements. Balance summary information for annuities is provided by the issuing insurance companies and believed to be reliable without guarantee of its completeness or accuracy.

Securities and investment advisory services are offered through J.P. Morgan Securities LLC. (JPMS). JPMS, a member of FINRA and SIPC, is an affiliate of JPMorgan Chase Bank, N.A.



CHASE PRIVATE CLIENT

March 01, 2017 through March 31, 2017

Primary Account

CHASE PRIVATE CLIENT CHECKING

EVA PERLSTEIN

Account Number:

OR GITY PERLSTEIN

OR ISAAC PERLSTEIN POA

CHECKING SUMMARY

	AMOUNT
Beginning Balance	\$5,487.38
Deposits and Additions	2,650.02
Electronic Withdrawals	-5,468.62
Ending Balance	\$2,668.78
Annual Percentage Yield Earned This Period	0.01%
Interest Paid This Period	\$0.02
Interest Paid Year-to-Date	\$0.09

Your account ending in [redacted] is linked to this account for overdraft protection.

Interest paid in 2016 for account [redacted] as \$1.06.

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$5,487.38
03/03	American Express ACH Pmt [redacted]	-4,000.00	1,487.38
03/09	Deposit 1647556415 [redacted]	2,150.00	3,637.38
03/15	American Express ACH Pmt [redacted]	-1,468.62	2,168.76
03/30	Deposit 1657490564 [redacted]	500.00	2,668.76
03/31	Interest Payment	0.02	2,668.78
	Ending Balance		\$2,668.78

PAID RC TAXES
PAID ILOS.

CHASE PRIVATE CLIENT

March 01, 2017 through March 31, 2017

Primary Account: [REDACTED]

CHASE PRIVATE CLIENT SAVINGS

EVA PERLSTEIN

OR ISAAC PERLSTEIN POA

Account Number: [REDACTED]

SAVINGS SUMMARY

	AMOUNT
Beginning Balance	\$2,050.84
Deposits and Additions	0.05
Ending Balance	\$2,050.89
Annual Percentage Yield Earned This Period	0.03%
Interest Paid This Period	\$0.05
Interest Paid Year-to-Date	\$0.15

Interest paid in 2016 for account [REDACTED] was \$0.74.

The monthly service fee for this account was waived as an added feature of Chase Private Client Checking account.

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$2,050.84
03/31	Interest Payment	0.05	2,050.89
	Ending Balance		\$2,050.89

You earned a higher interest rate on your Chase Private Client Savings account during this statement period because you had a qualifying Chase Private Client Checking account.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS: Call or write us at the phone number or address on the front of this statement (non-personal accounts contact Customer Service) if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

- Your name and account number
- The dollar amount of the suspected error
- A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

IN CASE OF ERRORS OR QUESTIONS ABOUT NON-ELECTRONIC TRANSACTIONS: Contact the bank immediately if your statement is incorrect or if you need more information about any non-electronic transactions (checks or deposits) on this statement. If any such error appears, you must notify the bank in writing no later than 30 days after the statement was made available to you. For more complete details, see the Account Rules and Regulations or other applicable account agreement that governs your account.



JPMorgan Chase Bank, N.A. Member FDIC



CHASE PRIVATE CLIENT

March 01, 2017 through March 31, 2017

Primary Account: [REDACTED]

Overdraft and Overdraft Fee Information for Your Chase Checking Account

What You Need to Know About Overdrafts and Overdraft Fees

An overdraft occurs when you do not have enough money in your account to cover a transaction, but we pay it anyway. We can cover your overdrafts in two different ways:

1. We have standard overdraft practices that come with your account.
2. We also offer overdraft protection plans, such as a link to a Chase savings account, which may be less expensive than our standard overdraft practices. To learn more, ask us about these plans.

This notice explains our standard overdraft practices.

- **What are the standard overdraft practices that come with my account?**

We do authorize and pay overdrafts for the following types of transactions:

- o Checks and other transactions made using your checking account number
- o Recurring debit card transactions

We do not authorize and pay overdrafts for the following types of transactions, unless you ask us to (see below):

- o Everyday debit card transactions

We pay overdrafts at our discretion, which means we do not guarantee that we will always authorize and pay any type of transaction. If we do not authorize and pay an overdraft, your transaction will be declined.

- **What fees will I be charged if Chase pays my overdraft?**

Under our standard overdraft practices:

- o We will charge you an Insufficient Funds Fee of \$34 each time we pay an overdraft, unless your account is overdrawn by \$5 or less or if your account is overdrawn by any item that is \$5 or less.
- o We won't charge you more than three Insufficient Funds Fees per day.
- o Also, each time your account is overdrawn for five or more consecutive business days, even if your account is overdrawn by \$5 or less, we will charge you an additional \$15 Extended Overdraft Fee.

- **What if I want Chase to authorize and pay overdrafts on my everyday debit card transactions?**

If you do want us to authorize and pay overdrafts on everyday debit card transactions, visit chase.com/coverage, visit any Chase branch and talk to one of our bankers, or call us at 1-800-935-9935.

Fee Waivers and Exceptions for Certain Account Types:

- Chase Premier Platinum CheckingSM account waives the Extended Overdraft Fee. Plus, Insufficient Funds and Returned Item fees are waived if you have had four or fewer Insufficient Funds or Returned Item occurrences in the past 12 months.
- Chase Private Client CheckingSM account waives the Chase overdraft fees.
- Standard Overdraft Practice is not available for Chase High School CheckingSM accounts.



CHASE PRIVATE CLIENT
JPMorgan Chase Bank, N.A.
P O Box 659754
San Antonio, TX 78265 - 9754

April 01, 2017 through April 28, 2017

Primary Account: [REDACTED]

CUSTOMER SERVICE INFORMATION

Web site: Chase.com
Service Center: 1-888-994-5626
Deaf and Hard of Hearing: 1-800-242-7383
International Calls: 1-713-252-1679

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EVA PERLSTEIN
OR GITTY PERLSTEIN
OR ISAAC PERLSTEIN POA
1329 48TH ST
BROOKLYN NY 11219-3102

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Private Client Checking	[REDACTED]	\$2,668.78	\$2,668.80
Chase Private Client Savings	[REDACTED]	2,050.89	2,050.94
Total		\$4,719.67	\$4,719.74

Investments	ACCOUNT	MARKET VALUE PRIOR PERIOD	MARKET VALUE THIS PERIOD
Chase Investment Account as of 03/31/17	[REDACTED]	81,472.39	76,445.87
Total		\$81,472.39	\$76,445.87

Please review the important disclosures following the Consolidated Balance Summary.

Investment accounts and insurance products are: Not a Deposit - Not FDIC Insured - Not Insured by any Federal Government Agency - Not Guaranteed by the Bank - May Go Down In Value.

TOTAL ASSETS **\$86,192.06** **\$81,165.61**

All Summary Balances shown are as of April 28, 2017 unless otherwise stated. For details of your retirement accounts, credit accounts or securities accounts, you will receive separate statements. Balance summary information for annuities is provided by the issuing insurance companies and believed to be reliable without guarantee of its completeness or accuracy.

Securities and investment advisory services are offered through J.P. Morgan Securities LLC. (JPMS). JPMS, a member of FINRA and SIPC, is an affiliate of JPMorgan Chase Bank, N.A.



CHASE PRIVATE CLIENT

April 01, 2017 through April 28, 2017

Primary Account: [REDACTED]

CHASE PRIVATE CLIENT CHECKING

EVA PERLSTEIN

Account Number: 000000621990972

OR GITTY PERLSTEIN

OR ISAAC PERLSTEIN POA

CHECKING SUMMARY

	AMOUNT
Beginning Balance	\$2,668.78
Deposits and Additions	0.02
Ending Balance	\$2,668.80
Annual Percentage Yield Earned This Period	0.01%
Interest Paid This Period	\$0.02
Interest Paid Year-to-Date	\$0.11

Your account ending in [REDACTED] is linked to this account for overdraft protection.

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$2,668.78
04/28	Interest Payment	0.02	2,668.80
	Ending Balance		\$2,668.80

CHASE PRIVATE CLIENT SAVINGS

EVA PERLSTEIN

Account Number: [REDACTED]

OR ISAAC PERLSTEIN POA

SAVINGS SUMMARY

	AMOUNT
Beginning Balance	\$2,050.89
Deposits and Additions	0.05
Ending Balance	\$2,050.94
Annual Percentage Yield Earned This Period	0.03%
Interest Paid This Period	\$0.05
Interest Paid Year-to-Date	\$0.20

The monthly service fee for this account was waived as an added feature of Chase Private Client Checking account.


CHASE PRIVATE CLIENT

April 01, 2017 through April 28, 2017

Primary Account: 

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$2,050.89
04/28	Interest Payment	0.05	2,050.94
	Ending Balance		\$2,050.94

You earned a higher interest rate on your Chase Private Client Savings account during this statement period because you had a qualifying Chase Private Client Checking account.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS: Call or write us at the phone number or address on the front of this statement (non-personal accounts contact Customer Service) if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

- Your name and account number
- The dollar amount of the suspected error
- A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

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JPMorgan Chase Bank, N.A. Member FDIC



CHASE PRIVATE CLIENT

April 01, 2017 through April 28, 2017

Primary Account:



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CHASE PRIVATE CLIENT
JPMorgan Chase Bank, N.A.
P O Box 659754
San Antonio, TX 78265-9754

April 29, 2017 through May 31, 2017

Primary Account: [REDACTED]

CUSTOMER SERVICE INFORMATION

Web site: Chase.com
Service Center: 1-888-994-5626
Deaf and Hard of Hearing: 1-800-242-7383
International Calls: 1-713-262-1679

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EVA PERLSTEIN
OR GITTY PERLSTEIN
OR ISAAC PERLSTEIN POA
1329 48TH ST
BROOKLYN NY 11219-3102

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Private Client Checking	[REDACTED]	\$2,668.80	\$394.40
Chase Private Client Savings	[REDACTED]	2,050.94	2,051.00
Total		\$4,719.74	\$2,445.40

Investments	ACCOUNT	MARKET VALUE PRIOR PERIOD	MARKET VALUE THIS PERIOD
Chase Investment Account as of 04/28/17	[REDACTED]	76,445.87	77,979.67
Total		\$76,445.87	\$77,979.67

Please review the important disclosures following the Consolidated Balance Summary.

Investment accounts and insurance products are: Not a Deposit - Not FDIC Insured - Not Insured by any Federal Government Agency - Not Guaranteed by the Bank - May Go Down In Value.

TOTAL ASSETS **\$81,165.61** **\$80,425.07**

All Summary Balances shown are as of May 31, 2017 unless otherwise stated. For details of your retirement accounts, credit accounts or securities accounts, you will receive separate statements. Balance summary information for annuities is provided by the issuing insurance companies and believed to be reliable without guarantee of its completeness or accuracy.

Securities and investment advisory services are offered through J.P. Morgan Securities LLC. (JPMS). JPMS, a member of FINRA and SIPC, is an affiliate of JPMorgan Chase Bank, N.A.

CHASE PRIVATE CLIENT

April 29, 2017 through May 31, 2017

Primary Account: [REDACTED]

CHASE PRIVATE CLIENT CHECKING

EVA PERLSTEIN
OR GITTY PERLSTEIN
OR ISAAC PERLSTEIN POA

Account Number [REDACTED]

CHECKING SUMMARY

	AMOUNT
Beginning Balance	\$2,668.80
Deposits and Additions	0.01
Checks Paid	-745.60
Electronic Withdrawals	-1,528.81
Ending Balance	\$394.40
Annual Percentage Yield Earned This Period	0.01%
Interest Paid This Period	\$0.01
Interest Paid Year-to-Date	\$0.12

Your account ending in [REDACTED] is linked to this account for overdraft protection.

CHECKS PAID

CHECK NUMBER	DATE PAID	AMOUNT
1126 ^	05/01	\$745.60
Total Checks Paid		\$745.60

If you see a check description in the Transaction Detail section, it means your check has already been converted for electronic payment. Because of this, we're not able to return the check to you or show you an image on Chase.com.

^ An image of this check may be available for you to view on Chase.com.

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$2,668.80
05/01	Check # 1126	-745.60	1,923.20
05/10	National Grid NY Utilitypay 02027581340 Tel ID: 9177976001	-1,528.81	394.39
05/31	Interest Payment	0.01	394.40
	Ending Balance		\$394.40

CHASE PRIVATE CLIENT

April 29, 2017 through May 31, 2017

Primary Account: [REDACTED]

CHASE PRIVATE CLIENT SAVINGS

EVA PERLSTEIN
OR ISAAC PERLSTEIN POA

Account Number: [REDACTED]

SAVINGS SUMMARY

	AMOUNT
Beginning Balance	\$2,050.94
Deposits and Additions	0.06
Ending Balance	\$2,051.00
Annual Percentage Yield Earned This Period	0.03%
Interest Paid This Period	\$0.06
Interest Paid Year-to-Date	\$0.26

The monthly service fee for this account was waived as an added feature of Chase Private Client Checking account.

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$2,050.94
05/31	Interest Payment	0.06	2,051.00
	Ending Balance		\$2,051.00

You earned a higher interest rate on your Chase Private Client Savings account during this statement period because you had a qualifying Chase Private Client Checking account.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS: Call or write us at the phone number or address on the front of this statement (non-personal accounts contact Customer Service) if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

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- The dollar amount of the suspected error
- A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information.

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JPMorgan Chase Bank, N.A. Member FDIC



CHASE PRIVATE CLIENT

April 29, 2017 through May 31, 2017

Primary Account:

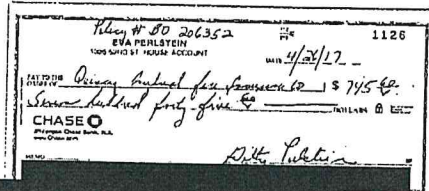


IMAGES

ACCOUNT #



See both front and back images of cleared checks at Chase.com. If you're not enrolled in this free service, please enroll now.



5745.60

NYSCEF DOC. NO. 129

Index No.

520112/2016

Year

RJI No.

RECEIVED NYSCEF: 10/30/2017

Hon.

HADDY ROZENBERG,

Plaintiff,

-against-

ISAAC PERLSTEIN aka YITZCHAK ARON PERLSTEIN,
EVA PERLSTEIN, EFRAIM WAXMAN aka EPHRAIM
WAXMAN aka EPHRAIM WACHSMAN, MARTIN
ROZENBERG aka MORDECHAI ROSENBERG and
RAIZEL ROSENBERG aka RAIZEL ROZENBERG,

Defendants,

ORDER TO SHOW CAUSE WITH AFFIRMATION AND EXHIBITS

Ephron-Mandel & Howard LLP

Attorneys for Plaintiff

Office and Post Office Address, Telephone

299 Broadway

Suite 1615

New York, NY 10007

(212) 393-1077

To

Signature (Rule 130-1.1-a)



Print name beneath Melissa Ephron-Mandel

Attorney(s) for

Service of a copy of the within

is hereby admitted.

Dated,

Attorney(s) for

Please take notice

NOTICE OF ENTRY

that the within is a (certified) true copy of a
duly entered in the office of the clerk of the within named court on

NOTICE OF SETTLEMENT

that an order
settlement to the HON.
of the within named court, at
on

at

M

of which the within is a true copy will be presented for
one of the judges

Dated,

Yours, etc.

Ephron-Mandel & Howard LLP

Attorneys for

To

Office and Post Office Address

299 Broadway

Suite 1615

New York, NY 10007

Attorney(s) for



NYSCEF - Kings County Supreme Court

Confirmation Notice

This is an automated response for Supreme Court / Court of Claims cases. The NYSCEF site has received your electronically filed document(s) for:

HADY ROZENBERG - v. - ISAAC PERLSTEIN et al

520112/2016

Assigned Judge: RICHARD VELASQUEZ PT 66

Documents Received on 06/13/2017 12:46 PM

Doc #	Document Type	Motion #
73	ORDER TO SHOW CAUSE (PROPOSED) Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	
74	AFFIDAVIT OR AFFIRMATION IN SUPPORT OF PROPOSED OSC/EXPARTE APP Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	
75	EXHIBIT(S) A Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	
76	EXHIBIT(S) B Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	
77	EXHIBIT(S) C Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	

Filing User

Name: **MELISSA G. EPHRON-MANDEL**
 Phone #: _____ E-mail Address: **melissa.ephron.mandel@emahlaw.com**
 Fax #: _____ Work Address: **299 BROADWAY STE 1615
NEW YORK, NY 10007**

E-mail Notifications

An e-mail notification regarding this filing has been sent to the following address(es) on 06/13/2017 12:46 PM:

EPHRON-MANDEL, MELISSA G. - melissa.ephron.mandel@emahlaw.com
ROSENBERG, JEREMY - jrosenberglaw@yahoo.com

Hon. Nancy T. Sunshine, Kings County Clerk and Clerk of the Supreme Court - kcco-efile@nycourts.gov
 Phone: Phone: 347-404-9766 or 347-404-9762 Website: <https://www.nycourts.gov/courts/2jd/kingsclerk/index.shtml>

NYSCEF Resource Center - EFile@nycourts.gov
 Phone: (646) 386-3033 Fax: (212) 401-9146 Website: www.nycourts.gov/efile



NYSCEF - Kings County Supreme Court Confirmation Notice

HADY ROZENBERG - v. - ISAAC PERLSTEIN et al

520112/2016

Assigned Judge: RICHARD VELASQUEZ PT 66

SUSLOVICH, JACOB F - js@suslovichklein.com

NOTE: If submitting a working copy of this filing to the court, you must include as a notification page firmly affixed thereto a copy of this Confirmation Notice.

Hon. Nancy T. Sunshine, Kings County Clerk and Clerk of the Supreme Court - kcco-efile@nycourts.gov

Phone: Phone: 347-404-9766 or 347-404-9762 Website: <https://www.nycourts.gov/courts/2jd/kingsclerk/index.shtml>

NYSCEF Resource Center - EFile@nycourts.gov

Phone: (646) 386-3033 Fax: (212) 401-9146 Website: www.nycourts.gov/efile