

CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF NEW YORK: NON-HOUSING PART 52

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WEST LAKE 135-139 AVENUE A LLC,	:	L&T Index No. ____/24
	:	
Petitioner-Landlord,	:	
	:	
-against-	:	<u>NOTICE OF</u>
	:	<u>PETITION HOLDOVER</u>
	:	
LUDWIKA MICKEVICIUS d/b/a LUCY’S,	:	Petitioner’s Business Address:
135 Avenue A	:	c/o Rosenberg & Estis, P.C.
South Store	:	733 Third Avenue
New York, New York 10009	:	New York, NY 10017
	:	
Respondent-Tenant,	:	
	:	
“XYZ CORP.”,	:	
135 Avenue A	:	
South Store	:	
New York, New York 10009	:	
	:	
Respondent-Undertenant.	:	
	:	
The name of Respondent-Undertenant is fictitious and	:	
unknown to Petitioner-Landlord. The entity intended is	:	
the entity in possession of the Premises described	:	
herein.	:	
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To the Respondents above named and described, in possession of the premises hereinafter described or claiming possession thereof:

PLEASE TAKE NOTICE, that a hearing at which you must appear will be held at the Civil Court of the City of New York, County of New York, Non-Housing Part 52, Room 772, to be held at the Courthouse located at 111 Centre Street, New York, New York 10013 on March 25, 2024 at 9:30AM A.M./P.M., on the annexed petition, verified the 1st day of March, 2024, which prays for a final judgment of eviction, awarding to West Lake 135-139 Avenue A LLC (“Petitioner”) possession of the premises described as follows: All rooms, South Store, in the building known as and located at 135 Avenue A, New York, New York 10009 (the

“Premises”), and further granting to Petitioner such other and further relief as is demanded in the petition, which you must answer.

PLEASE TAKE FURTHER NOTICE, that demand is made in the petition for judgment against you for the value of your use and occupancy of the Premises to the date Petitioner recovers possession of the Premises.

PLEASE TAKE FURTHER NOTICE, that your answer may set forth any defense or counterclaim you may have against Petitioner unless such defense or counterclaim is precluded by law or prior agreement of the parties.

PLEASE TAKE FURTHER NOTICE, that if you shall fail at such time to interpose and establish any defense that you may have to the petition, you may be precluded from asserting such defense or the claim on which it is based in any other proceeding or action.

PLEASE TAKE FURTHER NOTICE, that your failure to appear and answer may result in a final judgment by default for Petitioner granting Petitioner possession of the Premises and the amount demanded in the petition.

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PLEASE TAKE FURTHER NOTICE, that under Section 745 of the New York Real Property Actions and Proceedings Law, you may be required by the Court to make a deposit of use and occupancy, or a payment of use and occupancy to Petitioner, upon your second request for an adjournment or if the proceeding is not settled or a final determination has not been made by the Court within 60 days of the first court appearance. Failure to comply with an initial deposit or payment order may result in an immediate trial on the issues raised in your answer.

Dated: New York, New York
March 1, 2024

Alia Razzaq, Clerk of the Civil Court of the
City of New York

ROSENBERG & ESTIS, P.C.,
Attorneys for Petitioner-Landlord

By: _____

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