

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF BRONX

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JUANA TOPOROVSKY,

Plaintiff,

-against-

ARIE TOPOROVSKY, ASHER TOPOROVSKY, ESTHER  
TOPOROVSKY, ARTHUR COURT REALTY MGT. CORP,  
THE ESTATE OF RINALDO TOPOROVSKY, VAN  
COURTLANDT ASSETS LLC and JOHN GOJCAJ,

Defendants.

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*Index No.: \_\_\_\_\_*

**Notice of Pendency**

Premises:

155-165 East Moshulu Parkway,  
Bronx, New York 10467 (SBL: 12-  
3335-110)

171 Moshulu Parkway, Bronx, New  
York 10467 (SBL: 12-3335-142)

TO WHOM IT MAY CONCERN:

**NOTICE IS HEREBY GIVEN** of the commencement and pendency of the above-entitled civil action, the general object of which is (1) to enjoin the sale of the Property known as 155-165 East Moshulu Parkway, Bronx, New York 10467 and 171 Moshulu Parkway, Bronx, New York 10467 to Defendant John Gojcaj, and (2) to compel compliance with the Operating Agreement of Van Courtland Assets LLC.

**PLEASE TAKE FURTHER NOTICE**, that the lands and improvements affected by this action consist of all those lands and premises on the real property located in Bronx, New York, 10467, having an address of 155-165 East Moshulu Parkway and 171 Moshulu Parkway, identified on the tax map as Section 12, Block 3335, Lots 110 and 142 and as more particularly described in **Schedule A** attached hereto and incorporated by reference, together with all buildings, fixtures, personal properties and other improvements now or hereinafter located thereon, and such other property and rights of the parties herein.

TO: THE CLERK OF THE COUNTY OF BRONX

You are hereby directed to index the within Notice of Pendency of Action against the above referenced Defendants, ARIE TOPOROVSKY, ASHER TOPOROVSKY, ESTHER TOPOROVSKY, ARTHUR COURT REALTY MGT. CORP, THE ESTATE OF RINALDO TOPOROVSKY, VAN COURTLANDT ASSETS LLC and JOHN GOJCAJ, and against the above-referenced premises having a street address of 155-165 East Moshulu Parkway and 171 Moshulu Parkway, identified on the tax map as Section 12, Block 3335, Lots 110 and 142, and more particularly described in Schedule A hereto

Dated: White Plains, New York  
August 13, 2025

**CUDDY & FEDER LLP**  
*Attorneys for Plaintiff*

By: /s/ Joshua Grauer  
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**SCHEDULE A****PARCEL I**

Section : 12

Block: 3335

Lot: 110

**TITLE CODE NO. PC22419**

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, bounded and described as follows:

BEGINNTNG at the intersection of the easterly line of East Mosholu Parkway North and the southerly line of Van Cortlandt Avenue East in the Borough of the Bronx, City and State of New York:

THENCE southwardly along the easterly line of East Mosholu Parkway North ninety-one and fourteen hundredths (91.14) feet measured along the nine hundred (900) feet radius curve;

THENCE continuing southwardly along the easterly line of East Mosholu Parkway North one hundred nine and ninety-three (109.93) feet;

THENCE eastwardly along a course which on the northerly side thereof makes an angle of eighty degrees fifteen minutes and five seconds with the easterly line of East Mosholu Parkway North one hundred ten and seventy-one hundredths (110.71) feet;

THENCE northwardly along a course which on the westerly side thereof makes an angle of ninety-three degrees eleven minutes and nine seconds with the course last above described two hundred fourteen and fourteen hundredths (214.14) feet to the southerly line of Van Cortlandt Avenue East;

THENCE westwardly along the southerly line of Van Cortlandt Avenue East ninety-four and forty-five hundredths (94.45) feet measured along the five hundred sixty-one and seventy hundredths (561.70) feet radius curve to the point or place of BEGINNING.

PARCEL II  
Section: 12  
Block: 3335  
Lot: 142

TITLE CODE NO. PC22419

ALL, that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Mosholu Parkway North, distant 224.89 feet northerly from the corner formed by the intersection of the easterly side of Mosholu Parkway North with the northerly side of 206th Street;

RUNNING THENCE southerly, along the easterly side of Mosholu Parkway North, 40.68 feet;

THENCE easterly, parallel with the northerly side of 206th Street, 110.19 feet;

THENCE northerly, at right angles to the last mentioned course, 46.29 feet to the northerly side of Map lots 55 belonging to the Estate of I.W. Niles;

THENCE westerly, in a straight line and along the said northerly side of said Map, 105.70 feet to the easterly side of Mosholu Parkway North, at the point or place of BEGINNING.