

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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MORTGAGE ASSETS MANAGEMENT, LLC,

INDEX NO. 535761/2022

Plaintiff,

NOTICE OF SALE

-against-

KENNETH WELCH; UNITED STATES OF
AMERICA, ACTING ON BEHALF OF THE
SECRETARY OF HOUSING AND URBAN
DEVELOPMENT; NEW YORK STATE
AFFORDABLE HOUSING CORPORATION;
COMMISSIONER OF THE NEW YORK CITY
DEPARTMENT OF SOCIAL SERVICES; "JOHN
DOE"(REFUSED NAME); "JOHN
DOE"(REFUSED NAME); "JOHN
DOE"(REFUSED NAME); "JOHN
DOE"(REFUSED NAME); "JOHN
DOE"(REFUSED NAME); "JOHN
DOE"(REFUSED NAME); "JOHN
DOE"(REFUSED NAME),

Mortgage Premises:
664 E 95th Street Drive
Brooklyn, NY 11236

Defendants.

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PLEASE TAKE NOTICE that the annexed is the Notice of Sale of the premises known
as **664 E 95th Street Drive, Brooklyn, NY 11236**, directed to be sold on **October 30, 2025 at
2:30 p.m.**, at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams
Street, Brooklyn, NY 11201, in connection with the above captioned foreclosure action.

Dated: October 3, 2025
New York, New York

GREENSPOON MARDER LLP
Attorneys for Plaintiff

By: /s/ Angelo A. Regina
Angelo A. Regina, Esq.
1345 Avenue of the Americas, Suite 2200
New York, NY 10105
P: 212.524.5000

Copies to:

KENNETH WELCH
664 EAST 95TH STREET
BROOKLYN, NY 11236

UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN
DEVELOPMENT
C/O UNITED STATES ATTORNEY
271 CADMAN PLAZA EAST
BROOKLYN, NY 11201

NEW YORK STATE AFFORDABLE HOUSING CORPORATION
C/O PRESIDENT, VICE PRESIDENT OR ANY OTHER OFFICER AUTHORIZED TO ACCEPT SERVICE
641 LEXINGTON AVENUE, #4
NEW YORK, NY 10022

COMMISSIONER OF THE NEW YORK CITY
DEPARTMENT OF SOCIAL SERVICES
100 CHURCH STREET, 4TH FLOOR
NEW YORK, NEW YORK 10007

"JOHN DOE"(REFUSED NAME)
664 EAST 95TH STREET
BROOKLYN, NY 11236

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BROOKLYN, NY 11236

GM # 51543.0536

"JOHN DOE"(REFUSED NAME)
664 EAST 95TH STREET
BROOKLYN, NY 11236

CAMILLE WELCH (AS JOHN DOE #5)
664 E. 95TH STREET
BROOKLYN, NY 11236

SHMUEL D. TAUB, ESQ.
COURT APPOINTED REFEREE
1466 60TH STREET
BROOKLYN, NY 11219

GM # 51543.0536

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs.
KENNETH WELCH, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on June 24, 2025, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY 11201 on October 30, 2025 at 2:30 p.m., premises known as 664 E 95th Street, Brooklyn, NY 11236. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, Block 4754 and Lot 69. Approximate amount of judgment is \$448,363.22 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #535761/2022.

Shmuel D. Taub, Esq., Referee

Greenspoon Marder, 1345 Avenue of the Americas, Suite 2200, New York, NY 10105, Attorneys
for Plaintiff