

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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LA MAISON DE JY L.P.

Plaintiff,

Index No. 517680/2023

- against -

BLANCA SANCHEZ; ABNER SANCHEZ; IVETTE VELEZ; JUAN SANCHEZ; JOSHUA SANCHEZ; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; CRIMINAL COURT OF THE CITY OF NEW YORK; CITY OF NEW YORK DEPARTMENT OF FINANCE; AMERICAN EXPRESS BANK FSB; KINGS SUPREME COURT; ASSET ACCEPTANCE LLC; WORKERS COMPENSATION BOARD OF NY STATE; CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD; CITY OF NEW YORK TRANSIT AUTHORITY TRANSIT ADJUDICATION BUREAU; CITY OF NEW YORK DEPARTMENT OF TRANSPORTATION VIOLATIONS BUREAU AND CYPRESS HILLS CAR CARE CENTER, INC.,

Defendants.

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NOTICE OF SALE**Premises:****2641 Fulton Street
Brooklyn, New York
Block 3660, Lot 1**

PLEASE TAKE NOTICE that pursuant to the Judgment of Foreclosure and Sale dated September 12, 2025 and entered in the Kings County Clerk's office on September 16, 2025, I will sell at public auction at the Kings County Courthouse, 360 Adams Street, Brooklyn, New York, Room 224, on November 6, 2025 at 2:30 p.m., prem. k/a 2641 Fulton Street, Brooklyn, New York (Block 3660, Lot 1). Approx. amt of judgment is \$191,913.20 together with interest, plus costs, attorneys' fees and interest, less any payments received. Sold subject to terms and conditions of filed Judgment, Kings County Foreclosure Auction Rules and terms of sale.
Jeffrey Schwartz, Esq., Referee.

Dated: Cedarhurst, New York
September 26, 2025

JACOBOWITZ NEWMAN TVERSKY LLP
Attorneys for Plaintiff

By: /s/ Aviva Francis
Aviva Francis
Evan M. Newman
377 Pearsall Avenue, Suite C
Cedarhurst, New York 11516
Tel: 516-545-0343
Email: afrancis@jntllp.com

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BLANCA SANCHEZ; ET AL.

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Brooklyn, New York
Block 3660, Lot 1**

AFFIRMATION OF SERVICE

Aviva Francis, an attorney duly admitted to practice before the Courts of this State, affirms the following under penalty of perjury: I am over the age of eighteen and not a party to this action. On September 26, 2025, I caused the Notice of Sale to be served via email (NYSCEF) on the defendants.

WORKERS COMPENSATION BOARD OF NY STATE

Edward Louis Cappellano
328 State Street,
Schenectady, NY 12305
518-402-0246
JDU@wcb.ny.gov

WILLIAM H. SALGADO, ESQ.
Attorney for Defendant, Abner Sanchez
82-11 37th Avenue, Suite 18
Jackson Heights, NY 11372

Additionally, the following were served First-Class Mail (USPS):

JEFFREY SCHWARTZ, ESQ., as Referee
62 Waldorf Ct
Brooklyn, NY 11230

BLANCA SANCHEZ
10771 N Kendall Dr., Apt A208
Miami, FL 33176

BLANCA SANCHEZ
2641 Fulton Street aka 35 Pennsylvania Avenue
Brooklyn, New York 11201

ABNER SANCHEZ
126 New Jersey Avenue
Brooklyn, NY 11207

ABNER SANCHEZ
2641 Fulton Street aka 35 Pennsylvania Avenue
Brooklyn, New York 11201

IVETTE VELEZ
48 Lowe Road
Wantage, NJ 07461

IVETTE VELEZ
2641 Fulton Street aka 35 Pennsylvania Avenue
Brooklyn, New York 11201

JUAN SANCHEZ
16240 S Post Road, Apt 201
Weston, FL 33331

JUAN SANCHEZ
2641 Fulton Street aka 35 Pennsylvania Avenue
Brooklyn, New York 11201

NEW YORK STATE DEPARTMENT
OF TAXATION AND FINANCE
Building 9
W.A. Harriman Campus
Albany, NY 12207

CRIMINAL COURT OF THE CITY OF NEW YORK
100 Church Street
New York, NY 10003

CITY OF NEW YORK DEPARTMENT OF FINANCE
100 Church Street
New York, NY 10003

AMERICAN EXPRESS BANK FSB
28 Liberty Street
New York, NY 10005

KINGS SUPREME COURT
100 Church Street
New York, NY 10003

ASSET ACCEPTANCE LLC
c/o Corporation Services Company
80 State Street
Albany, NY 12207

CITY OF NEW YORK
ENVIRONMENTAL CONTROL BOARD
100 Church Street
New York, NY 10003

CITY OF NEW YORK TRANSIT AUTHORITY
TRANSIT ADJUDICATION BUREAU
130 Livingston St
Brooklyn, NY 11201

CITY OF NEW YORK DEPARTMENT OF
TRANSPORTATION VIOLATIONS BUREAU
100 Church Street
New York, NY 10003

CYPRESS HILLS CAR CARE CENTER, INC
2641 Fulton Street
Brooklyn, NY 11201

Dated: Cedarhurst, New York
September 26, 2025

/s/ Aviva Francis
Aviva Francis