

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR VELOCITY COMMERCIAL
CAPITAL LOAN TRUST 2017-1,

Plaintiff,

- against -

RADYO PANOU INC, GEFFRARD JOSEPH,
NYC BUREAU OF HIGHWAY
OPERATIONS, NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD,
NEW YORK CITY PARKING VIOLATION
BUREAU, RADIO PANOU, ELISNER BRUES
and JOHN SMITH,

Defendants.

Index No.: 526818/2019

NOTICE OF SALE

NOTICE IS HEREBY GIVEN, that pursuant to a Final Judgment of Foreclosure and Sale entered April 25, 2023, the Referee named below will sell at a public auction, in the Kings County Supreme Court located at 360 Adams Street, Brooklyn, New York, 11201, Room 224, on June 26, 2025 at 2:30 P.M. EST, the premises commonly known as 1685 Nostrand Avenue, Brooklyn, New York 11226, described as follows:

BLOCK: 4930 LOT: 70 on the Tax Map of Kings County. ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows: BEGINNING at a point on the easterly side of Nostrand Avenue, distant 57 feet southerly from the corner formed by the intersection of the easterly side of Nostrand Avenue with the southerly side of Beverly Road; being a plot 80 feet by 19 feet by 80 feet by 19 feet.

The premises will be sold subject to the provisions of the Final Judgment of Foreclosure and Sale and the Terms of Sale.

ROBERT HOWE, ESQ., Referee.

Dated: New York, New York
May 28, 2025

ZEICHNER ELLMAN & KRAUSE LLP

By: /s/Steven S. Rand
Steven S. Rand
Daniel P. Rubel
Attorneys for Plaintiff
730 Third Avenue
New York, New York 10017
(212) 223-0400

TO: Radyo Panou Inc
1685 Nostrand Avenue
Brooklyn, New York 11226

Geffrard Joseph
1685 Nostrand Avenue
Brooklyn, New York 11226

-and-

939 E. 106th Street
Brooklyn, New York 11236

Radio Panou
1685 Nostrand Avenue, 1st Floor
Brooklyn, New York 11226

Binakis Law P.C.
26-12 Borough Place
Woodside, New York 11337

Law Office of Narissa Joseph, PC
305 Broadway, Suite 1001
New York, New York 10007

NYC Bureau of Highway Operations
c/o NYC Corporation Counsel
100 Church Street
New York, New York 10007

New York City
Environmental Control Board
c/o NYC Corporation Counsel
100 Church Street
New York, New York 10007

New York City Parking Violation Bureau
c/o NYC Corporation Counsel
100 Church Street
New York, New York 10007

Elisner Brues
1685 Nostrand Avenue, 1st Floor
Brooklyn, New York 11226

John Smith
1685 Nostrand Avenue, 1st Floor
Brooklyn, New York 11226

Robert Howe, Esq.
Referee
251 86th Street
Brooklyn, New York 11209

STATE OF NEW
COUNTY OF NEW YORK

AFFIRMATION OF SERVICE
BY FIRST CLASS MAIL

JAIME RODRIQUEZ, being duly sworn, says: that I am over the age of eighteen years, am not a party herein, and reside in Kings, County and that on the 28th day of May, 2025, I served a true copy of the within **NOTICE OF SALE** upon the parties named at the places hereinafter stated and set below their names by depositing the same, properly enclosed in prepaid, properly addressed wrappers, into the exclusive care and custody of an official depository maintained and controlled by the United States Postal Service for delivery via first class mail directed to said parties at their last known addresses given below:

Radjo Panou Inc
1685 Nostrand Avenue
Brooklyn, New York 11226

Geffrard Joseph
1685 Nostrand Avenue
Brooklyn, New York 11226
and
939 E. 106th Street
Brooklyn, New York 11236

Radio Panou
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Brooklyn, New York 11226

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Brooklyn, New York 11226

Robert Howe, Esq.
Referee
251 86th Street
Brooklyn, New York 11209

*All Appearing Parties by NYSCEF

I affirm this 28th day of May 2025, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.



JAIME RODRIQUEZ

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Defendants.

NOTICE OF SALE

ZEICHNER ELLMAN & KRAUSE LLP

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NEW YORK, NEW YORK 10036

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