

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, TITAN CAPITAL ID, LLC, Plaintiff, vs. FRANKLIN AVENUE ENTERPRISE CORP, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on July 8, 2025, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451-2937 on September 22, 2025 at 2:15 p.m., premises known as 763-769 Concourse Village West, Bronx, NY 10451. 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, Block 2458 and Lot 118. Approximate amount of judgment is \$5,808,640.36 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #804713/2023E.

Alberto Torres, Esq., Referee

Vallely Mitola Ryan PLLC, 6851 Jericho Turnpike, Suite 165, Syosset, New York 11791, Attorneys for Plaintiff

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX

-----X
TITAN CAPITAL ID, LLC,

INDEX NO.: 804713/2023E

Plaintiff,

AFFIDAVIT OF MAILING

-against-

FRANKLIN AVENUE ENTERPRISE CORP.,

Defendants.
-----X

STATE OF NEW YORK)

COUNTY OF NASSAU)

I, Melanie Gottlieb, being duly sworn, deposes and says:

I am not a party to the action, am over 18 years of age and I am employed by Valley Mitola Ryan PLLC, attorneys for the above-named plaintiff.

On September 10, 2025, I served a copy of the within **NOTICE OF SALE** - by depositing a true copy thereof enclosed in a post-paid wrapper, in an official depository under the exclusive care and custody of the U.S. Postal service within New York State, addressed to each of the following persons at the last known address set forth after each name:

Franklin Avenue Enterprise Corp.
1744 Brooklyn Avenue
Brooklyn, NY 11210

Gregory Harvey
1744 Brooklyn Avenue
Brooklyn, NY 11210

Gregory Harvey
c/o Michael Pontone, Esq.
388 Bridge Street, Suite 36G
Brooklyn, NY 11201

Fifth Avenue Construction Services Inc.
1744 Brooklyn Ave
Brooklyn, NY 11210

New York State Department of Taxation and Finance
W.A. Harriman Campus, Building 9
Albany, NY 12226

New York City Department of Finance
C/O Corporation Counsel
100 Church Street
New York, NY 10007

BWC Parking Corp.
763-769 Concourse Village West
Bronx, NY 10451

Alberto Torres, Esq. - Referee
629 Melrose Avenue
Bronx, NY 10455

Occupants
763-769 Concourse Village West
Bronx, NY 10451



Melanie Gottlieb

Sworn to before me this
10th day of September 2025



NOTARY PUBLIC

JESSICA M. RUBIO NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01RU6405694 Qualified in Suffolk County Commission Expires March 16, 2028
--