

## **NOTICE OF SALE**

**SUPREME COURT COUNTY OF BRONX**

**Branch Banking and Trust Company, Plaintiff**

**AGAINST**

**Juliet A. Coote; Keeble Martindale; et al., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered April 18, 2025, I, the undersigned Referee will sell at public auction at the Courtroom 711, Bronx County Supreme Court, 851 Grand Concourse, Bronx, NY on July 14, 2025 at 2:15 pm, premises known as 4007 Ely Avenue, Bronx, NY 10466. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, Block: 4978 Lot: 85. Approximate amount of judgment \$505,192.76 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #32225/2015E.

**Joyce Brown, Esq., Referee**

**McCalla Raymer Leibert Pierce, LLC**

**420 Lexington Avenue-Suite 840**

**New York, NY 10170**

**21-04445NY**

21-04445NY  
Index No. 32225/2015E

**AFFIRMATION OF SERVICE BY MAIL**

Branch Banking and Trust Company, Plaintiff  
vs.  
Juliet A. Coote; Keeble Martindale; et al., Defendant(s)

Cassidy Ertel, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on June 12, 2025, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

Referee:  
Joyce A. Brown, Esq.  
11 West Prospect Avenue, 3rd Floor  
Mt Vernon, NY 10550

Michael Kennedy Karlson, Esq.  
Attorney for Defendant, Juliet Coote  
5030 Broadway, Suite 813  
New York, NY 10034

Romeo Salta, Esq.  
Attorney for Defendant, Keeble Martindale  
630 Ninth Avenue, Suite 405  
New York, NY 10036

Alexander Robinson  
Leonard C. Aloï, Esq., Guardian Ad Litem  
1937 Williamsbridge Road  
Bronx, NY 10451

Alan "Doe" (Last Name Refused)  
4007 Ely Avenue  
Bronx, NY 10466

Mortgage Electronic Registration Systems Inc., as nominee for Franklin First Financial, Ltd CT Corp  
111 8th Avenue, 13th Floor  
New York, NY 10011

New York City Parking Violations Bureau  
100 Church Street, 1st Floor  
New York, NY 10007

New York City Environmental Control Board  
100 Church Street, 1st Floor  
New York, NY 10007

New York City Transit Adjudication Bureau  
130 Livingston Street  
Brooklyn, NY 11201

Current Occupant  
4007 Ely Avenue  
Bronx, New York, 10466

I affirm on, June 12, 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.

  
Cassidy Ertel