

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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972 DEAN STREET FUNDING ASSOCIATES,

Index No.: 530621/2024

Plaintiff,

-against -

NOTICE OF SALE

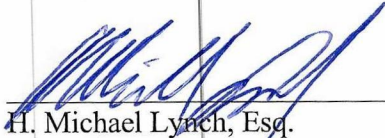
9K GROUP, LLC
OSWALD JEFFERS
JEFF'S EXPRESS LLC
NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE
NEW YORK CITY DEPARTMENT OF FINANCE,

Defendants.
-----X

TAKE NOTICE that the annexed is a true copy of the Notice of Sale, scheduling the sale of the subject premises for July 31, 2025, at 2:30 P.M., at the Kings County Supreme Court, 360 Adams Street, Courtroom 224, Brooklyn, New York 11201, pursuant to the Judgment of Foreclosure and Sale signed on April 15, 2025, and entered in Kings County Clerk's Office on April 17, 2025.

Dated: Northport, New York
June 13, 2025

Yours, etc.


H. Michael Lynch, Esq.
Lynch & Associates
Attorneys for Plaintiff,
972 Dean Street Funding Associates
167 Main Street
Northport, New York 11768
(631) 547-1000, Fax (631) 547-1001
Our File No. 132.091

To: 9K GROUP, LLC
496 Hancock Street
Brooklyn, New York 11233

{A403476;1}

Oswald Jeffers
496 Hancock Street
Brooklyn, New York 11233

O. Benjamin Okeke, Esq.
3312 Church Avenue, 3rd Floor
Brooklyn, New York 11203

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, 972 DEAN STREET FUNDING ASSOCIATES, Plaintiff, vs. 9K GROUP, LLC, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on April 17, 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 July 31, 2025 at 2:30 p.m., premises known as 972-974 Dean Street, Brooklyn, NY 11238. 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 1142 and Lot 16. Approximate amount of judgment is \$3,781,246.75 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #530621/2024.

Anthony Vaughn, Jr., Esq., Referee

Lynch & Associates, 167 Main Street, Northport, NY 11768, Attorneys for Plaintiff

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COUNTY OF KINGS

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Plaintiff,

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AFFIDAVIT OF SERVICE

9K GROUP, LLC
OSWALD JEFFERS
JEFF'S EXPRESS LLC
NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE
NEW YORK CITY DEPARTMENT OF FINANCE,

Defendants.

-----X

STATE OF NEW YORK)
) ss.:
COUNTY OF SUFFOLK)

The undersigned, being duly sworn deposes and says:

1. Deponent is not a party to the action, is over 18 years of age and resides in Suffolk
County, New York.

2. On June 13, 2025, deponent mailed a copy of the Notice of Sale to:


9K GROUP, LLC
496 Hancock Street
Brooklyn, New York 11233

Oswald Jeffers
496 Hancock Street
Brooklyn, New York 11233

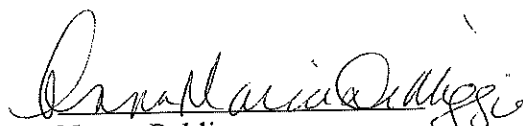
O. Benjamin Okeke, Esq.
3312 Church Avenue, 3rd Floor
Brooklyn, New York 11203

by depositing a true copy of same enclosed in a postpaid properly addressed wrapper in a post office
official depository under the exclusive care and custody of the United States Postal Service within

the State of New York.


JENNIFER WALTHER

Sworn to before me this
13th day of June, 2025


Notary Public

ANNA MARIA DIMAGGIO
Notary Public, State of New York
Reg. No. 01D16022115
Qualified in Suffolk County
Commission Expires March 29, 2027