

SUPREME COURT - COUNTY OF KINGS.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2022-5, Plaintiff -against- PM EASTERN PARKWAY INC., et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated July 1, 2024 and entered on August 20, 2024, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, located at 360 Adams Street, Room 224, Brooklyn, NY 11201 on October 10, 2024 at 2:30 p.m. premises 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 New Jersey Avenue, distant 80 feet from the corner formed by the intersection of the northerly side of Sutter Avenue with the easterly side of New Jersey Avenue; being a plot 100 feet by 20 feet by 100 feet by 20 feet.

Block: 3756 Lot: 5

Said premises known as 391 NEW JERSEY AVENUE, BROOKLYN, NY 11207

Approximate amount of lien \$760,084.26 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 509432/2023.

PHILIP KAMARAS, ESQ., Referee

Zeichner Ellman & Krause LLP

Attorney(s) for Plaintiff

730 Third Avenue, New York, NY 10017

{* BKLYN DLY*}

STATE OF NEW YORK,
COUNTY OF NEW YORK.

AFFIDAVIT OF SERVICE
BY OVERNIGHT MAIL

MICHAEL W. ANTONIVICH, affirms the following to be true under the penalties of perjury pursuant to CPLR 2106: I am over the age of eighteen years, am not a party herein, and reside in Nassau County, New York and that on the 8th day of October, 2024, I served a true copy of the within **PLAINTIFF'S 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 UPS for delivery via overnight mail directed to said parties at their last known addresses given below:

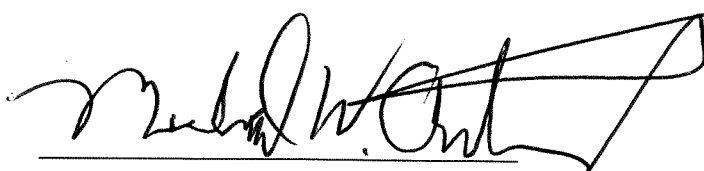
PM Eastern Parkway Inc.
1501 Eastern Parkway, 2nd Floor
Brooklyn, New York 11233

PM Eastern Parkway Inc
391 New Jersey Avenue, Apt. #2
Brooklyn, New York 11207

Paulina Mathurin a/k/a Pauline Mathurin
391 New Jersey Avenue, Apt. #1F
Brooklyn, New York 11207

*All other appearing parties by NYSCEF

I affirm this 2nd day of October 2024, 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.

A handwritten signature in black ink, appearing to read 'Michael W. Antonivich', written over a horizontal line.

MICHAEL W. ANTONIVICH

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

Index No.: 509432/2023

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR
VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2022-5,

Plaintiff,

- against -

PM EASTERN PARKWAY INC., PAULINA MATHURIN A/K/A PAULINE MATHURIN,
ET AL.,

Defendants.

NOTICE OF SALE

ZEICHNER ELLMAN & KRAUSE LLP

730 THIRD AVENUE

NEW YORK, NEW YORK 10017

TEL: (212) 223-0400

FAX: (212) 753-0396

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