

NOTICE OF SALE

EMERALD CREEK CAPITAL 3, LLC, Plaintiff v. 121 8TH AVENUE CORP., SAMUEL E. BRAVMANN, JOSE SEBASTIAN VARGAS, MARIA LEINBACH, CHRISTOPHER BONEWITZ, MARLENA RYBA, MONIKA RYBA, KYLA TUCKER, JACOB MOJESKI, LAUREN CRANDALL, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, NEW YORK CITY DEPARTMENT OF FINANCE, AND NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, Defendants, Index No. 500253/2024. Pursuant to a Final Judgment of Foreclosure and Sale dated November 25, 2024, that was entered in the Kings County Clerk's Office on December 6, 2024 (the "Judgment"), I, the undersigned Referee in said Judgment named, will sell at public auction to the highest bidder at Room 224 of the Kings County Supreme Court, located at 360 Adams Street, Brooklyn, New York 11201, the premises directed by said Judgment to be sold. The premises will be offered for sale, as one parcel, on Thursday, April 3, 2025 at 2:30 p.m. The premises therein described are located at 121 8th Avenue, Brooklyn, also designated as Block 1072, Lot 6 as shown on the Brooklyn County Tax Map, together with the buildings, improvements, fixtures, machinery, equipment, personalty and other rights or interests of any kind or nature located thereon, and more particularly described in the Judgment.

The premises will be sold subject to the provisions of the filed Judgment, Index No. 500253/2024, and the Terms of Sale, all of which are available from plaintiff's counsel upon request.

The approximate amount of the Judgment, for the property referred to therein, is \$6,985,284.97, plus interest and costs, as provided in the Judgment. The successful bidder will be required to deposit 10% of the bid by certified or official bank check, unendorsed, made payable to the Referee.

Michael Benjamin, Esq., Referee (718) 810-2929

Herrick, Feinstein LLP, Attorneys for Plaintiff, Two Park Avenue, New York, New York 10016, (212) 592-1405, Attention: Stephen B. Selbst, Esq.

EMERALD CREEK CAPITAL 3, LLC,

Plaintiff,

VS.

121 8TH AVENUE CORP., SAMUEL E.
BRAVMANN, JOSE SEBASTIAN VARGAS, MARIA
LEINBACH, CHRISTOPHER BONEWITZ,
MARLENA RYBA, MONIKA RYBA, KYLA
TUCKER, JACOB MOJESKI, LAUREN CRANDALL,
NEW YORK CITY ENVIRONMENTAL CONTROL
BOARD, NEW YORK CITY DEPARTMENT OF
FINANCE AND NEW YORK STATE DEPARTMENT
OF TAXATION AND FINANCE,
Defendants.

Index No. 500253/2024

AFFIDAVIT OF SERVICE

[illegible]

Derick Nedd, being duly sworn, deposes and says:

That deponent is not a party to the action, is over eighteen years of age and resides at
Kings County, New York.

That on this day March 4, 2025, deponent served the within **Notice of Sale** on:

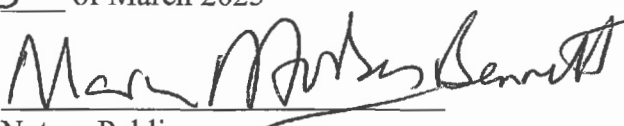
121 8TH AVENUE CORP. 2319 Nostrand Ave., Suite 797 Brooklyn, New York 11210 (via First Class Mail)	SAMUEL E. BRAVMANN 3623 Avenue L Brooklyn, NY 11210 (via First Class Mail)
JOSE SEBASTIAN VARGAS 121 8th Ave., Apt. 1F Brooklyn, New York 11215 (via First Class Mail)	MARIA LEINBACH 121 8th Ave., Apt. 2F Brooklyn, New York 11215 (via First Class Mail)
CHRISTOPHER BONEWITZ 121 8th Ave., Apt. 2F	MARLENA RYBA 121 8th Ave., Apt. 2R

Brooklyn, New York 11215 (via First Class Mail)	Brooklyn, New York 11215 (via First Class Mail)
MONIKA RYBA 121 8th Ave., Apt. 2R Brooklyn, New York 11215 (via First Class Mail)	KYLA TUCKER 121 8th Ave., Apt. 3F Brooklyn, New York 11215 (via First Class Mail)
JACOB MOJESKI 121 8th Ave., Apt. 3F Brooklyn, New York 11215 (via First Class Mail)	LAUREN CRANDALL 121 8th Ave., Apt. 3R Brooklyn, New York 11215 (via First Class Mail)
NYC ENVIRONMENTAL CONTROL BOARD 66 John Street, 2nd Floor New York, NY 10038 (via First Class Mail)	NYC DEPARTMENT OF FINANCE 66 John Street, Room 104 New York, NY 10038 (via First Class Mail)
NYS DEPARTMENT OF TAXATION AND FINANCE Attn: Office of Counsel Building 9, WA Harriman Campus Albany, New York 12227 (via First Class Mail)	Michael Benjamin, Esq. 2429 E. 71st Street Brooklyn, NY 11234 Court-appointed referee (via First Class Mail)

the address designated by said attorneys for that purpose by depositing a true copy of same enclosed in a post-paid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within New York State.


Derick Nedd

Sworn to before me this
5th of March 2025


Notary Public

MARICA A. FORBES BENNETT
Notary Public, State of New York
No. 01FO6204538
Qualified in Queens County
Certificate Filed in New York County
Commission Expires May 18, 2025