

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 July 30, 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 April 10, 2025 at 2:30 p.m. premises situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, known and designated as Block 1471 Lot: 47.

Said premises known as 1501 EASTERN PARKWAY, BROOKLYN, NY 11233

Approximate amount of lien \$1,327,152.17 plus interest & costs.

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

Index Number 508841/2023.

ANTHONY VAUGHN JR., 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.

AFFIRMATION OF SERVICE

ANTHONY ROSARIO, affirms the following to be true under the penalties of perjury pursuant to CPLR 2106: that I am over the age of eighteen years, am not a party herein, and reside in Bronx County, New York, and that on the 12<sup>th</sup> day of February, 2025, I served a true copy of the within **NOTICE OF SALE FOR APRIL 10, 2025** upon the parties hereinafter named at the places hereinafter stated by depositing the same, properly enclosed in post-paid, properly addressed wrappers, into the exclusive care and custody of a U.S. Post office depository regularly maintained within New York for delivery by first class mail, to said parties at their last known addresses given below:

Anthony Vaughn, Jr., Esq.  
Referee  
300 Cadman Plaza West  
Brooklyn, New York 11201

PM Eastern Parkway Inc.  
1501 Eastern Parkway  
Brooklyn, New York 11233

\*All other appearing parties by NYSCEF

I affirm this 12<sup>th</sup> day of February 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.



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ANTHONY ROSARIO

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

Index No.: 508841/2023

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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.,

Defendants.

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**NOTICE OF SALE**

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**ZEICHNER ELLMAN & KRAUSE LLP**

730 THIRD AVENUE  
NEW YORK, NEW YORK 10017  
TEL: (212) 223-0400  
FAX: (212) 753-0396  
[www.zeklaw.com](http://www.zeklaw.com)

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