

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS

U.S. Bank National Association, as Trustee for Velocity Commercial Capital Loan Trust 2020-2022, Plaintiff

AGAINST

227 Utica Ave LLC, Maureen Campbell, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered November 15, 2024, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, in Room 224, 360 Adams Street, Brooklyn, New York 11201 on April 17, 2025 at 2:30PM, premises known as 227 Utica Avenue, Brooklyn, NY 11213. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Brooklyn, City and State of New York, County of Kings, Block: 1379 Lot: 5. Approximate amount of judgment \$909,679.86 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #524177/2023.

Michael Benjamin, Esq., Referee

McCalla Raymer Leibert Pierce, LLC

420 Lexington Avenue-Suite 840

New York, NY 10170

22-12829NY

SUPREME COURT STATE OF NEW YORK
COUNTY OF KINGS

22-12829NY
Index No. 524177/2023

AFFIRMATION OF SERVICE BY MAIL

U.S. Bank National Association, as Trustee for Velocity Commercial Capital Loan Trust 2020-2022, Plaintiff
vs.
227 Utica Ave LLC, Maureen Campbell, 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 March 18, 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:
Michael Benjamin, Esq.
2429 E 71st St.
Brooklyn, NY 11234

227 Utica Ave LLC
475 W. Merrick Rd
Valley Stream, NY 11580

Maureen Campbell
740 Clarkson Avenue, Apt 2J
Brooklyn, NY 11203

Stratosphere
227 Utica Avenue, First Floor
Brooklyn, New York 11213

Charles Doe
227 Utica Avenue, First Floor
Brooklyn, New York 11213

Ernesto Doe
227 Utica Avenue, First Floor
Brooklyn, New York 11213

Clara Doe
227 Utica Avenue, First Floor
Brooklyn, New York 11213

Michelle Doe
227 Utica Avenue, First Floor
Brooklyn, New York 11213

Benita Doe
227 Utica Avenue, First Floor
Brooklyn, New York 11213

Current Occupant
227 Utica Avenue
Brooklyn, New York, 11213

I affirm on, March 18, 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