

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

VELOCITY COMMERCIAL CAPITAL, LLC,

Plaintiff,

- against -

1091 RALPH AVE LLC, THOMAS COHEN,
CHRISTOPHER L. BRANDON, NEVILLE A.
BRANDON, NEW YORK CITY
DEPARTMENT OF FINANCE PARKING
VIOLATIONS BUREAU, NEW YORK STATE
DEPARTMENT OF TAXATION AND
FINANCE, TONY EVANS SUED HEREIN AS
JOHN DOE NO. 1, CHRISTOPHER DOE,
LAST NAME REFUSED, SUED HEREIN AS
JOHN DOE, AND MAXINE DOE, LAST
NAME REFUSED, SUED HEREIN AS JOHN
DOE NO. 3,

Defendants.

Index No.: 514776/2022

NOTICE OF SALE

NOTICE IS HEREBY GIVEN, that pursuant to a Final Judgment of Foreclosure and Sale entered July 7, 2023, the Referee named below will sell at a public auction, in the Kings County Supreme Court located at 360 Adams Street, Brooklyn, New York, 11201, Room 224, on December 19, 2024, at 2:30 P.M. EST, the premises commonly known as 1091 Ralph Avenue, Brooklyn, New York 11236 described as follows:

BLOCK: 4746 LOT: 29 on the Tax Map of Kings County. ALL that certain plot, piece or parcel of land, 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 Ralph Avenue, distant 73 feet 8 inches North of the corner formed by the intersection of the easterly side of Ralph Avenue and the northeasterly side of East 86th Street; being a plot 100 feet by 18 feet by 100 feet by 18 feet.

The premises will be sold subject to the provisions of the Final Judgment of Foreclosure and Sale and the Terms of Sale.

JEFFREY SCHWARTZ, ESQ., Referee.

Dated: New York, New York
November 18, 2024

ZEICHNER ELLMAN & KRAUSE LLP

By: /s/Steven S. Rand
Steven S. Rand
Daniel P. Rubel
Attorneys for Plaintiff
730 Third Avenue
New York, New York 10017
(212) 223-0400

TO: 1091 Ralph Ave LLC
1091 Ralph Avenue
Brooklyn, New York 11236

Thomas Cohen
244 Madison Avenue, #320
New York, New York 10016

Christopher L. Brandon
1091 Ralph Avenue
Brooklyn, New York 11236

Neville A. Brandon
1091 Ralph Avenue
Brooklyn, New York 11236

New York City Department of Finance
Parking Violations Bureau
c/o New York Corporation Counsel
100 Church Street
New York, New York 10007

New York State Department of Taxation and Finance
WA Harriman Campus
Albany, New York 12227

Tony Evans, sued herein as John Doe No. 1
1091 Ralph Avenue
Brooklyn, New York 11236

Christopher Doe, last name refused, sued herein as John Doe
1091 Ralph Avenue
Brooklyn, New York 11236

Maxine Doe, last name refused, sued herein as John Doe No. 3
1091 Ralph Avenue
Brooklyn, New York 11236

Jeffrey Schwartz, Esq.
Referee
62 Waldorf Ct., Suite B
Brooklyn, New York 11230-2435

STATE OF NEW YORK,
COUNTY OF NEW YORK.

AFFIRMATION OF SERVICE

JAIME RODRIQUEZ, 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 Kings County, New York, and that on the 18th day of November, 2024, I served a true copy of the within **NOTICE OF SALE FOR DECEMBER 19, 2024** 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:

1091 Ralph Ave LLC
1091 Ralph Avenue
Brooklyn, New York 11236

Thomas Cohen
244 Madison Avenue, #320
New York, New York 10016

Christopher L. Brandon
1091 Ralph Avenue
Brooklyn, New York 11236

Neville A. Brandon
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Tony Evans, sued herein as John Doe No. 1
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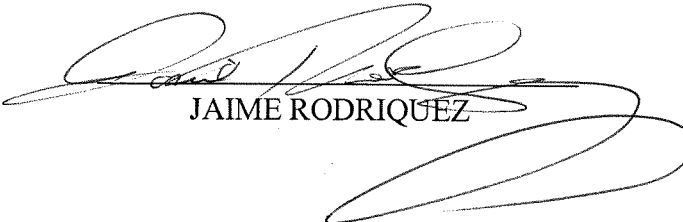
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1091 Ralph Avenue
Brooklyn, New York 11236

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1091 Ralph Avenue
Brooklyn, New York 11236

Jeffrey Schwartz, Esq.
Referee
62 Waldorf Ct., Suite B
Brooklyn, New York 11230-2435

*All other appearing parties by NYSCEF.

I affirm this 18th day of November 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.



JAIME RODRIQUEZ