

NOTICE OF SALE
SUPREME COURT - COUNTY OF KINGS

BRANCH BANKING AND TRUST COMPANY;

Plaintiff,

Against

JACK A. COHEN A/K/A JACK COHEN; MARLENE COHEN; ET AL

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 11/14/2019, I, the undersigned Referee, will sell at public auction, in Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, NY 11201 on 12/5/2024 at 2:30PM, premises known as 1823 East 4th Street, Brooklyn, NY 11223, And Described As Follows:

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough Of Brooklyn, County Of Kings, City And State Of New York.

Block 6661 Lot 62

The approximate amount of the current Judgment lien is \$1,025,653.29 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 14894/2011

The aforementioned auction will be conducted in accordance with the Court System's COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Joseph Vasile, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 10/21/2024 File Number: 21-300241 CA

SUPREME COURT OF THE STATE OF NEW YORK:
COUNTY OF KINGS

-----X
WELLS FARGO BANK, NATIONAL
ASSOCIATION AS TRUSTEE FOR OPTION
ONE MORTGAGE LOAN TRUST 2007-3,
ASSET-BACKED CERTIFICATES, SERIES
2007-3

INDEX NO: 14894/2011

Plaintiff.

-against-

JACK A. COHEN A/K/A JACK COHEN; MARLENE COHEN;
TD BANK, N.A.; CCACH LLA; NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD; ABRAHAM COHEN,

AFFIRMATION OF SERVICEDefendants.
-----XSTATE OF NEW YORK
COUNTY OF WESTCHESTER

I, Ian Berman affirm this 5th day of November 2024, under the penalties of perjury,
under the laws of New York State, which may include a fine or imprisonment, that the foregoing
is true and correct, and I understand that this document may be filed in an action or proceeding in
a court of law.

I am over the age of eighteen years and am not a party herein, that I maintain my place of
employment in Westchester County and that on November 5th, 2024 I caused a copy of the
enclosed **Notice of Sale** to go into the mail by placing said motion with the mailroom of McCabe,
Weisberg & Conway, LLC, who, in their normal course of duties, placed the motion and exhibits
in a properly sealed envelope, with proper postage, for first class U.S. Mail delivery to the
following addresses:

Leila Rose-Gordon, Esq.
Attorney for Defendants
11601 Johnson Ave, Suite 13
Elmont NY 11003
NYSCEF

CCACH LLC
111 Eighth Avenue, 13th Floor
New York, NY 10011

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 Church Street
New York, NY 10007

William M. Roth, Esq.
COHN & ROTH
Attorney for Defendant

TD BANK, N.A.
100 E. Old Country Road, Suite 28
Mineola, NY 11501

ABRAHAM COHEN
1823 East 4th Street
Brooklyn, NY 11223

Joseph R. Vasile, Esq.
5009 Avenue N
Brooklyn, NY 11234
Court Appointed Referee

Dated: November 5, 2024



Ian Berman

Index No. 14894/2011

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS**

BRANCH BANKING AND TRUST COMPANY,

PLAINTIFF,

-AGAINST-

**JACK A. COHEN A/K/A JACK COHEN; MARLENE COHEN;
TD BANK, N.A.; CCACH LLA; NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD; ABRAHAM
COHEN,**

DEFENDANTS.

NOTICE OF SALE

McCABE, WEISBERG & CONWAY, LLC

Attorneys for PLAINTIFF

10 Midland Avenue, Suite 205

Port Chester, NY 10573

(914) 636-8900

(914) 636-8901 facsimile
