

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR VELOCITY COMMERCIAL
CAPITAL LOAN TRUST 2020-2,

Plaintiff,

- against -

SHARON A. HOLLIDAY, VICTOR
HOLLIDAY, NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD,
JOHN DOE, NAME REFUSED, SUED
HEREIN AS JOHN DOE NO. 1, JANE DOE,
NAME REFUSED, SUED HEREIN AS JOHN
DOE NO. 2 AND JOHN DOE, NAME
REFUSED, SUED HEREIN AS JOHN DOE
NO. 3,

Defendants.

Index No.: 527558/2023

NOTICE OF SALE

NOTICE IS HEREBY GIVEN, that pursuant to a Final Judgment of Foreclosure and Sale entered November 15, 2024, 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 January 16, 2025 at 2:30 P.M. EST, the premises commonly known as 161 Gates Avenue, Brooklyn, New York 11238, described as follows:

BLOCK: 1969 LOT: 87 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 Northerly side of Gates Avenue, distant 26 feet 6 inches Westerly from the Northwest corner of Gates Avenue and Downing Street; being a plot 19 feet 9 inches by 90 feet by 11 inches by 89 feet 8 inches by 89 feet 8 inches.

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

MICHAEL BENJAMIN, ESQ., Referee.

Dated: New York, New York
December 16, 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: Charles Fine, Esq. (Via NYSCEF)
Attorneys for Defendants
Sharon A. Holliday and Victor Holliday
One John Street
Babylon, New York 11702

Sharon A. Holliday
210 Greene Avenue
Brooklyn, New York 11238-1224

Victor Holliday
210 Greene Avenue
Brooklyn, New York 11238-1224

New York City Environmental Control Board
c/o NYC Corporation Counsel
100 Church Street
New York, New York 10007

John Doe, Name Refused, Sued Herein as John Doe No. 1
161 Gates Avenue, Apt. 2
Brooklyn, New York 11238

Jane Doe, Name Refused, Sued Herein as John Doe No. 2
161 Gates Avenue, Apt. 2
Brooklyn, New York 11238

John Doe, Name Refused, Sued Herein as John Doe No. 3
161 Gates Avenue, Apt. 2
Brooklyn, New York 11238

Michael Benjamin, Esq.
Referee
2429 E. 71st Street
Brooklyn, New York 11234

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 16th day of December, 2024, I served a true copy of the within **NOTICE OF SALE** 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:

Sharon A. Holliday
210 Greene Avenue
Brooklyn, New York 11238-1224

Victor Holliday
210 Greene Avenue
Brooklyn, New York 11238-1224

New York City Environmental Control Board
c/o NYC Corporation Counsel
100 Church Street
New York, New York 10007

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Michael Benjamin, Esq.
Referee
2429 E. 71st Street
Brooklyn, New York 11234

*All other appearing parties by NYSCEF.

I affirm this 16th day of December 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.



ANTHONY ROSARIO