

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

-----X
JY BORGENTHAL L.P.,

Index No. 518287/2024

Plaintiff,

- against -

NOTICE OF SALE

MILLENNIUM MANAGEMENT VENTURES, INC.; FRITZ
G. JEAN A/K/A FRITZ GERALD JEAN; NEW YORK
STATE DEPARTMENT OF TAXATION AND FINANCE;
NEW YORK CITY DEPARTMENT OF
FINANCE

Defendants.
-----X

PLEASE TAKE NOTICE THAT, pursuant to the Judgment of Foreclosure and Sale dated February 19, 20205, I will sell at public auction at the Kings County Courthouse, 360 Adams Street, Brooklyn, New York, Room 224, on April 3, 2025 at 2:30 p.m., prem. k/a 20 Adelphi Street, Brooklyn, New York, Block 2031, Lot 39. Approx. amt of judgment is \$1,187,550, plus costs, attorneys' fees and interest. Sold subject to terms and conditions of filed judgment and terms of sale.

Michael Benajmin. Esq., Referee.

Dated: Cedarhurst, New York
February 28, 2025

JACOBOWITZ NEWMAN TVERSKY LLP
Attorneys for Plaintiff

By: /s/ Aviva Francis
Aviva Francis
377 Pearsall Avenue, Suite C
Cedarhurst, New York 11516
(516) 545-0343
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AFFIRMATION OF SERVICE

Aviva Francis, an attorney duly admitted to practice before the Courts of this State, affirms the following under penalty of perjury: I am over the age of eighteen and not a party to this action. On February 28, 2025, I caused the Notice of Sale to be served via NYSCEF on the appearing defendants through their counsel.

Additionally, the following were served via first-class mail (USPS):

MILLENNIUM MANAGEMENT VENTURES, INC
20 AELPHI STREET
BROOKLYN, NY 11205

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
W.A. Harriman Campus
Building 9
Albany, NY 12207

NEW YORK CITY DEPARTMENT OF FINANCE
100 Church Street
New York, NY 10007

Dated: Cedarhurst, New York
February 28, 2025

/s/ Aviva Francis
Aviva Francis