

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS

WELLS FARGO BANK, NA, Plaintiff

AGAINST

DWIGHT BROWN, CHERYL NELSON, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered July 9, 2019, 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 January 29, 2026 at 2:30 PM, premises known as 4513 Avenue H, Brooklyn, NY 11234. All that certain plot, piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, Block: 7729 Lot: 5. Approximate amount of judgment \$474,672.94 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #506105/2016.

Helene Blank, Esq., Referee

Tromberg, Miller, Morris & Partners, PLLC

39 Broadway, Suite 1250

New York, NY 10006

25-000415

SUPREME COURT STATE OF NEW YORK
COUNTY OF KINGS

Index No.: 506105/2016

Client's File No.: 25-000415

WELLS FARGO BANK, NA, Plaintiff

vs.

DWIGHT BROWN, CHERYL NELSON, ET AL.,
Defendant(s)

AFFIRMATION OF SERVICE BY MAIL

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 December 30, 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:
Helene E. Blank, Esq.
387 New Lots Avenue,
Brooklyn, NY 11207

Cornell Brown
4513 Avenue H, 2nd Floor
Brooklyn, NY 11234

Occupant
4513 Avenue H
Brooklyn, NY 11234

Dwight Brown
4513 Avenue H
Brooklyn NY, 11234

Juliette Brown
4513 Avenue H, 2nd Floor
Brooklyn, NY 11234

Occupant
4513 Avenue H, 1st Floor
Brooklyn, NY 11234

Cheryl Nelson
4513 Avenue H
Brooklyn NY, 11234

Marlon Brown
4513 Avenue H, 2nd Floor
Brooklyn, NY 11234

Occupant
4513 Avenue H, 2nd Floor
Brooklyn, NY 11234

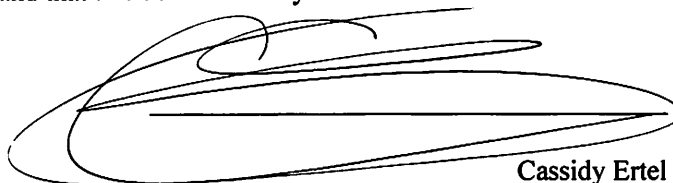
Cheryl Nelson
104-610 Colfax Street
Cambria Heights, NY 11411

Dyan Johnson
4513 Avenue H, 1st Floor
Brooklyn, NY 11234

Bernard J. Tordesillas, Esq.
*Attorney for Defendant New York
City Environmental Control
Board*
375 Pearl Street, 30th Floor
New York, NY 10038

Janel Johnson
4513 Avenue H, 1st Floor
Brooklyn, NY 11234

I affirm on December 30, 2025 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action or proceeding in a court of law.



Cassidy Ertel