

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK, CITIMORTGAGE, INC., Plaintiff, vs. NICOLE M. CHRISTIE, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 21, 2025 I, the undersigned Referee will sell at public auction at Room 252 of the New York County Courthouse, 60 Centre Street, New York, NY 10007 on February 10, 2026 at 2:15 PM, premises known as 300 WEST 135TH STREET, UNIT 7E, NEW YORK, NY 10030. All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, Block: 1959, Lot: 1053 formerly part of Lot 31. Together with an undivided .4094 percent interest in Common Elements of the Condominium as described in the declaration. Approximate amount of judgment is \$136,087.19 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 850043/2024.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee.

SOFIA BALILE, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

Title No. NY050358

SCHEDULE A

The Condominium Unit (the "Unit") in the Building known as Strivers Gardens Condominium located at and known as and by street number 300 West 135th Street, New York, New York, designated and described as Unit No. 7E in the Declaration establishing a plan for condominium ownership of said Building and the land upon which it is situate under Article 9-B of the Real Property Law of the State of New York, dated 2-17-2005 and recorded 3-9-2005 in the Office of the Register of the City of New York, County of New York under CRFN 2005000140228, said Unit also being designated as Tax Lot 1053 in Block 1959 of Section 7 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of the City of New York and on the Floor Plans of the said Building, certified by James Max Bond Jr, on 1-19-2005 and filed in the Real Property Assessment Department of the City of New York on 3-5-2005 as Condominium Plan No. 1423 and also filed in the City Register's Office on 3-9-2005 as Condominium Map No. CRFN2005140229.

TOGETHER with an undivided .4094 percent interest in Common Elements of the Condominium as described in the Declaration.

The land upon which the Building containing the Unit is situate is described as follows:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, being more particularly bounded and described as follows:

BEGINNING at a corner formed by the intersection of the Northerly side of W. 134th Street and the Westerly side of Frederick Douglass Boulevard (a/k/a 8th Avenue);

RUNNING THENCE Northerly along the Westerly side of Frederick Douglass Boulevard a distance of 199 feet 10 inches to the corner formed by the intersection of the Westerly side of Frederick Douglass Boulevard with the Southerly side of West 135th Street;

RUNNING THENCE Westerly, and forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, a distance of 225 feet 2 inches;

RUNNING THENCE Southerly and parallel with Frederick Douglass Boulevard a distance of 99 feet 11 inches;

RUNNING THENCE Westerly and parallel with West 135th Street a distance 49 feet 10 inches;

RUNNING THENCE Southerly and parallel with Frederick Douglass Boulevard a distance of 99 feet 11 inches to the Northerly side of West 134th Street;

RUNNING THENCE Easterly along the Northerly side of West 134th Street a distance of 275 feet 00 inches, and forming an interior angle of 90 degrees 00 minutes 00 seconds with the Westerly side of Frederick Douglass Boulevard, to the Point or Place of BEGINNING.

*For conveyancing only,
if intended to be conveyed.*

{ Together with all right, title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof.

Date Printed April 28, 2005

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK----- X
CITIMORTGAGE, INC.**Index No.: 850043/2024**

Plaintiff(s),

-against-

NICOLE M. CHRISTIE, ET AL.

**AFFIDAVIT OF
SERVICE**

Defendant(s).

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STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

Christian Zamora, being duly sworn, deposes and says:

I am over 18 years of age, reside in the State of New York and I am not a party to this action.

On January 16, 2026, I enclosed a copy of the annexed **NOTICE OF SALE** 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 to the following parties:

NICOLE M. CHRISTIE A/K/A NICOLE CHRISTIE
300 WEST 135TH ST., UNIT 7E
NEW YORK, NY 10030

SUSTAINABLE NEIGHBORHOODS LLC
60 BROAD STREET, 24TH FLOOR
NEW YORK, NY 10004

JOY ANAKHU, ESQ.
ATTORNEY FOR DEFENDANT
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
100 CHURCH STREET, ROOM 3-118
NEW YORK, NY 10007

JONATHAN J. FINK, ESQ.
KAGAN LUBIC LEPPER FINKLESTEIN & GOLD, LLP
ATTORNEY FOR DEFENDANT
THE BOARD OF MANAGERS OF THE STRIVERS GARDENS CONDOMINIUM
200 MADISON AVENUE, 24TH FLOOR
NEW YORK, NY 10016

NEW YORK COUNTY SUPREME COURT
AUCTION CALENDAR CLERK
60 CENTRE STREET
NEW YORK, NY 10007

SOFIA BALILE, ESQ.
REFEREE
155 WATER ST STE 4-01
BROOKLYN, NY 11201

ANY AND ALL OCCUPANTS
300 WEST 135TH ST 7E
NEW YORK, NY 10030

Christian Zamora
Christian Zamora

Sworn to before me on this 16th day

of January, 2026

Nicole DePascal
NOTARY PUBLIC

NICOLE M. DEPASCALE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE6391160
Qualified in Suffolk County
Commission Expires April 29, 2027