

**NOTICE OF SALE**

Supreme Court County of Bronx

Nationstar Mortgage LLC, Plaintiff

AGAINST

Bronx County Public Administrator as Administrator of the Estate of Ruby Burroughs a/k/a Ruby G. Burroughs, Audrey Simmons Jackson as Heir to the Estate of Ruby Burrough a/k/a Ruby G. Burroughs and as Heir to the Estate of Joseph Jackson and Ruby Burroughs a/k/a Ruby G. Burroughs' respective heirs-at-law, next-of-kin, distributees, executors, administrators, trustees, devisees, legatees, assignees, lienors, creditors, and successors in interest and generally all persons having or claiming under, by or through said defendant who may be deceased, by purchase, inheritance, lien or otherwise, any right, title or interest in the real property described in the complaint herein, Kendra Jackson a/k/a Kendra Phelps as Heir to the Estate of Joseph Jackson and Joseph Jackson's respective heirs-at-law, next-of-kin, distributees, executors, administrators, trustees, devisees, legatees, assignees, lienors, creditors, and successors in interest and generally all persons having or claiming under, by or through said defendant who may be deceased, by purchase, inheritance, lien or otherwise, any right, title or interest in the real property described in the complaint herein, et al, Defendant

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 29, 2025, I, the undersigned Referee, will sell at public auction at the Bronx County Courthouse, 851 Grand Concourse, Courtroom 711, Bronx, NY 10451 on February 2, 2026 at 2:15 PM premises known as 443 Effingham Avenue, Bronx, NY 10473. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the County of Bronx, City and State of New York, BLOCK: 3512, LOT: 41. Approximate amount of judgment is \$850,214.72 plus interests and costs. Premises will be sold subject to provisions of filed Judgment Index # 382027/2009E.

Leticia Arzu, Referee

FRENKEL LAMBERT WEISS WEISMAN & GORDON LLP  
53 Gibson Street  
Bay Shore, NY 11706

01-047089-F00