

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS

M&T Bank, Plaintiff

AGAINST

Claudel Pierre, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered January 24, 2025, 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 March 27, 2025 at 2:30PM, premises known as 169 Winthrop Street, Brooklyn, NY 11225. 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: 5046 Lot: 72. Approximate amount of judgment \$1,280,355.14 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #517552/2022.

Steven Naiman, Esq., Referee

McCalla Raymer Leibert Pierce, LLC

420 Lexington Avenue-Suite 840

New York, NY 10170

22-11883NY

**SUPREME COURT STATE OF NEW YORK
COUNTY OF KINGS**

**22-11883NY
Index No. 517552/2022**

AFFIRMATION OF SERVICE BY MAIL

M&T Bank, Plaintiff

vs.

Claudel Pierre, et al., Defendant(s)

Kristen Fantry, 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 February 25, 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:

**Steven Z. Naiman, Esq.
485 Madison Avenue
New York, NY 10022**

**Claudel Pierre
169 Winthrop Street
Brooklyn, NY 11225**

**Sandy J. Stolar, Esq.
Attorney for Mortgage Electronic Registration Systems, Inc., as nominee for Manufacturers and Traders Trust Company
165 Eileen Way, Suite 101
Syosset, NY 11791**

**Marie Theone Salomon
1129 East 92nd Street, Apt. 1
Brooklyn, NY 11236**

**Melissa Phildelphia
55 Surrey Labe
Rockville Centre, NY 11570**

**New York State Department of Taxation and Finance
Building #9, W.A. Harriman Campus
Albany, NY 12227**

**New York City Parking Violations Bureau
100 Church Street, 1st Floor
New York, NY 10007**

New York City Transit Adjudication Bureau
130 Livingston Street
Brooklyn, NY 11201

New York City Environmental Control Board
100 Church Street, 1st Floor
New York, NY 10007

United States of America o/b/o Internal Revenue Service
271 Cadman Plaza East
Brooklyn, NY 11201

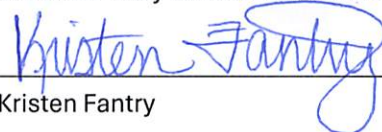
Grady "Doe" (Last Name Refused)
169 Winthrop Street
Brooklyn, NY 11225

Jaquann "Doe" (Last Name Refused)
169 Winthrop Street
Brooklyn, NY 11225

Zahra "Doe" (Last Name Refused)
169 Winthrop Street
Brooklyn, NY 11225

Current Occupant
169 Winthrop Street
Brooklyn, New York, 11225

I affirm on, February 25, 2025, 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.



Kristen Fantry