

**NOTICE OF SALE**

SUPREME COURT COUNTY OF KINGS, CITI BANK N.A., Plaintiff, vs. PUBLIC ADMINISTRATOR OF KINGS COUNTY AS ADMINISTRATOR OF THE ESTATE OF JEAN JOSEPH NICOLAS, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee's Report and Judgment of Foreclosure and Sale duly entered on January 24, 2025, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY 11201 on May 8, 2025 at 2:30 p.m., premises known as 1295 Blake Avenue, Brooklyn, NY 11208. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, Block 4268 and Lot 57. Approximate amount of judgment is \$45,334.86 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #508204/2018. Cash will not be accepted.

Steven J. Baker, Esq., Referee

Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, New York 10591,  
Attorneys for Plaintiff