

**NOTICE OF SALE**

SUPREME COURT COUNTY OF KINGS, EMIGRANT MORTGAGE COMPANY, INC., Plaintiff, vs.  
ALBERTO RAMOS, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on May 22, 2023 and a Decision & Order on Motion duly entered on May 24, 2024, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY 11201 on April 3, 2025, at 2:30 p.m., premises known as 279 Nichols 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 4151 and Lot 15. Approximate amount of judgment is \$715,984.49 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #5113/2009.

Richard Klass, Esq., Referee

Borchert & LaSpina, P.C., 19-02 Whitestone Expressway, Suite 302, Whitestone, New York 11357, Attorneys for Plaintiff