

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS

**NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff
AGAINST**

**MARK MATTEI AS HEIR TO THE ESTATE OF CARMEN ABRAHAM AND AS
ADMINISTRATOR TO THE ESTATE OF CARMEN ABRAHAM, ET AL., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered February 7, 2022, 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 November 21, 2024 at 2:30PM, premises known as 360 43rd Street Unit 2A, Brooklyn, NY 11232. 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 728, Lot 1003. Approximate amount of judgment \$265,964.25 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #500226/2017. The aforementioned auction will be conducted in accordance with the KINGS County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Michael Benjamin, Esq., Referee

**Gross Polowy, LLC
1775 Wehrle Drive
Williamsville, NY 14221**

15-004208

SUPREME COURT STATE OF NEW YORK
COUNTY OF KINGS

15-004208
Index No. 500226/2017

AFFIRMATION OF SERVICE BY MAIL

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff

vs.

MARK MATTEI AS HEIR TO THE ESTATE OF CARMEN ABRAHAM AND AS ADMINISTRATOR TO THE ESTATE OF CARMEN ABRAHAM, ET AL, Defendant(s)

Devin DeFrank, 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 October 22, 2024, 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.

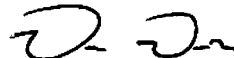
Referee:

Michael Benjamin, Esq.
2429 E 71st St.
Brooklyn, NY 11234

Mark Mattei Administrator and Heir to the Estate of Carmen Abraham
360 43rd Street, Unit 2A
Brooklyn, NY 11232

Beth P. Schwartz, Esq.
Attorney for Defendant United States of America acting through the Secretary of Housing and Urban Development
271 Cadman Plaza East
Brooklyn, NY 11201

I affirm on, October 22, 2024, 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.



Devin DeFrank

