NYSCEF DOC. NO. 112

INDEX NO. 500226/2017

RECEIVED NYSCEF: 10/25/2024

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

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FILED: KINGS COUNTY CLERK 10/25/2024 12:56 PM

NYSCEF DOC. NO. 112

SUPREME COURT STATE OF NEW YORK COUNTY OF KINGS

RECEIVED NYSCEF: 10/25/2024

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AFFIRMATION OF SERVICE BY MAIL

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S.	

MARK MATTELAS 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 Mattel 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

FILED: KINGS COUNTY CLERK 10/25/2024 12:56 PM

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