

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, CITIBANK, N.A., Plaintiff, vs. JOSEPH NEUHOFF, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on March 3, 2025, I, the undersigned Referee will sell at public auction at Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, New York 11201 on May 8, 2025 at 2:30 PM, premises known as 1147 EAST 29TH STREET, BROOKLYN, NY 11210. 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: 7629, Lot: 26. Approximate amount of judgment is \$192,450.89 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 501036/2023.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee.

All parties are to comply with the 2nd Judicial District's COVID-19 Policies concerning Public Auctions of foreclosed properties. These policies, along with the Kings County Foreclosure Auction Rules, can be found on the Kings Supreme Court - Civil Term

Website:<https://ww2.nycourts.gov/courts/2jd/kings/civil/KingsCivilSupremeRules.shtml#generalforeclosure>

CASSANDRA HYPPOLITE, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

FILE NO. [REDACTED]

SCHEDULE A

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, bounded and described as follows:

BEGINNING at a point on the easterly side of East 29th Street distant 380 feet southerly from the corner formed by the intersection of the easterly side of East 29th Street with the southerly side of Avenue K;

RUNNING THENCE easterly and parallel with Avenue K, 105 feet to the centerline of the block between East 29th Street and Nostrand Avenue;

THENCE southerly along said center line of the block and parallel with East 29th Street, 20 feet;

THENCE westerly and parallel with Avenue K, 105 feet to the easterly side of East 29th Street;

THENCE northerly along said easterly side of East 29th Street, 20 feet to the point or place of BEGINNING.

SAID PREMISES is known as 1147 East 29th Street, Brooklyn, NY.

THIS PROPERTY IS OR WILL
BE PRINCIPALLY IMPROVED
BY A ONE OR TWO FAMILY DWELLING

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

CITIBANK, N.A.

Plaintiff(s),

Index No.: 501036/2023

-against-

JOSEPH NEUHOFF

AFFIDAVIT OF SERVICE

Defendant(s).

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

Christopher Then, being duly sworn, deposes and says:

I am over 18 years of age, reside in the State of New York and I am not a party to this action.

On April 8, 2025, I enclosed a copy of the annexed **NOTICE OF SALE** 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 to the following parties:

JOSEPH NEUHOFF
1147 EAST 29TH ST
BROOKLYN, NY 11210

BETH P. SCHWARTZ, ESQ,
ASSISTANT U.S. ATTORNEY
ATTORNEY FOR DEFENDANT
UNITED STATES OF AMERICA (EASTERN DISTRICT)
271 CADMAN PLAZA EAST
BROOKLYN, NY 11201

DAVID NEUHOFF
1147 EAST 29TH ST
BROOKLYN, NY 11210

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
WA HARRIMAN CAMPUS, THE LOBBY OF BUILDING #9
ALBANY, NY 12227

KINGS COUNTY SUPREME COURT
AUCTION CALENDAR CLERK
360 ADAMS STREET
BROOKLYN, NY 11201

CASSANDRA HYPPOLITE, ESQ
REFEREE
300 CADMAN PLZ W, FL 12
BROOKLYN, NY 11201

ANY AND ALL OCCUPANTS
1147 EAST 29TH ST
BROOKLYN, NY 11210



Christopher Then

Sworn to before me on this 8th day

of April, 2025


NOTARY PUBLIC

