

**NOTICE OF SALE****SUPREME COURT- COUNTY OF KINGS****NUBRIDGE COMMERCIAL LENDING LLC, Plaintiff,****AGAINST****YITZHAK SHMUEL ENTERPRISES, LLC; MARIA BOURNE, et al. Defendant(s)**

Pursuant to a judgment of foreclosure and sale duly entered on February 26, 2024.

I, the undersigned Referee, will sell at public auction in Room 224, Kings County Supreme Court, 360 Adams Street, Brooklyn, NY 11201 on March 13, 2025 at 2:30 PM premises known as 604 & 604A Flatbush Avenue, Brooklyn, NY 11225.

Please take notice that this foreclosure auction shall be conducted in compliance with the Foreclosure Auction Rules for Kings County, and the COVID 19 Health Emergency Rules, including proper use of masks and social distancing.

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 5026, Lot 152 and 153.

Approximate amount of judgment \$3,759,749.41 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #533752/2022.

Helmut Borchert, Esq., Referee,

Aldridge Pite, LLP - Attorneys for Plaintiff - 40 Marcus Drive, Suite 200, Melville, NY 11747