

## NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS

CitiMortgage, Inc., Plaintiff

AGAINST

Ella G. Stewart, Wynter Stewart, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered November 14, 2023, 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 January 16, 2025 at 2:30PM, premises known as 195 East 40th Street, Brooklyn, NY 11203. 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, and State of New York, Block: 4894, Lot: 159. Approximate amount of judgment \$1,401,204.30 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #508534/2015. The aforementioned auction will be conducted in accordance with the KINGS County COVID-19 Protocols located on the Office of Court Administration (OCA) website (<https://ww2.nycourts.gov/Admin/oca.shtml>) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. For sale information, please visit Auction.com at [www.Auction.com](http://www.Auction.com) or call (800) 280-2832.

Bruno Codispoti, Esq., Referee

Frenkel Lambert Weiss Weisman & Gordon, LLP

53 Gibson Street

Bay Shore, NY 11706

01-072749-F01