

NOTICE OF SALE SUPREME COURT BRONX COUNTY

NEWREZ LLC DB/A SHELLPOINT MORTGAGE SERVICING, Plaintiff against

JACKY MARI B. CERVANTES, et al Defendant(s)

Attorney for Plaintiff(s) Leopold & Associates, PLLC, 80 Business Park Drive, Suite 110, Armonk, NY 10504.

Pursuant to a Judgment of Foreclosure and Sale entered June 24, 2025, I will sell at public auction to the highest bidder at the Bronx County Courthouse, Courtroom 711 at 851 Grand Concourse, Bronx, New York on August 18, 2025 at 2:15 PM. Premises known as 1201 Van Nest Avenue, Bronx, NY 10461. Block 4120 Lot 24. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of the Bronx, City and State of New York. Approximate Amount of Judgment is \$768,274.94 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 803344/2023E.

The foreclosure sale will be conducted in accordance with 12th Judicial District's Covid-19 Policies and the Bronx County foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.

Leticia Arzu, Esq., Referee

File # 11227600