

## NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, CITIBANK, N.A., Plaintiff, vs. EDWIN CRUZ, ET AL.,  
Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 5, 2025 I, the undersigned Referee will sell at public auction at the Bronx Supreme Court, 851 Grand Concourse, Courtroom 711, Bronx, N.Y. 10451 on January 26, 2026 at 2:15 PM, premises known as 929 BRADY AVENUE, BRONX, NY 10462. 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 Bronx, City and State of New York, Block: 4298, Lot: 8. Approximate amount of judgment is \$171,790.25 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 812849/2023E.

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.

SCOTT SILLER, Esq., Referee

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

**Exhibit A****LEGAL DESCRIPTION**

The following described property:

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Borough and County of Bronx, City and State of New York, bounded and described as follows:

Beginning at a point on the Northerly side of Brady Avenue, distant 19.83 feet Easterly from the corner formed by the intersection of the Northerly side of Brady Avenue and the Easterly side of Mullner Avenue;

Running thence Northerly and parallel with the Easterly side of Mullner Avenue and part of the distance through a party wall, 100 feet;

Thence Easterly and parallel with the Northerly side of Brady Avenue, 19.33 feet;

Thence Southerly and again parallel with the Easterly side of Mullner Avenue and part of the distance through a party wall, 100 feet to the Northerly side of Brady Avenue; and

Running thence Westerly along the Northerly side of Brady Avenue, 19.33 feet to the point or place of beginning.

Assessor's Parcel No: 04298-0008

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF BRONX

CITIBANK, N.A.

Plaintiff(s),

**Index No.:** 812849/2023E

-against-

EDWIN CRUZ, ET AL.

# AFFIDAVIT OF SERVICE

Defendant(s).

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

Christian Zamora, 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 January 5, 2026, 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:

SEAN H. ROONEY, ESQ.  
ATTORNEY FOR DEFENDANT  
EDWIN CRUZ  
26 COURT STREET, SUITE 1816  
BROOKLYN, NY 11242

BENJAMIN SHARAV, ESQ.  
LAW OFFICE OF VICTOR J. MOLINA  
ATTORNEY FOR DEFENDANT  
CARMEN CRUZ A/K/A CARMEN CORDOVA  
930 GRAND CONCOURSE, SUITE 1A  
BRONX, NY 10451

CRIMINAL COURT OF THE CITY OF NEW YORK  
25 BEAVER STREET  
NEW YORK, NY 10004

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

NEW YORK CITY TRANSIT ADJUDICATION BUREAU  
130 LIVINGSTON STREET  
BROOKLYN, NY 11201

NEW YORK CITY PARKING VIOLATIONS BUREAU  
100 CHURCH STREET  
NEW YORK, NY 10007

MICHELE MIRRO, ESQ., OF COUNSEL TO THE  
SPECIAL ASSISTANT CORPORATION COUNSEL  
NEW YORK CITY DEPARTMENT OF FINANCE OFFICE OF LEGAL AFFAIRS  
ATTORNEY FOR DEFENDANT  
NEW YORK CITY ENVIRONMENTAL CONTROL BOARD  
375 PEARL STREET – 30TH FLOOR  
NEW YORK, NY 10038

MIDLAND FUNDING LLC  
80 STATE STREET, 10TH FLOOR  
ALBANY, NY 12207

CITIBANK, N.A.  
4175 VETERANS MEMORIAL HIGHWAY  
RONKONKOMA, NY 11779

THE PARKCHESTER SOUTH CONDOMINIUM INC.  
99 WASHINGTON AVENUE, 6TH FLOOR  
ALBANY, NY 12231

COMMISSIONER OF SOCIAL SERVICES OF NYC  
100 CHURCH STREET  
NEW YORK, NY 10007

MARILYN MANIERO  
C/O NYC HUMAN RESOURCES ADMINISTRATION  
150 GREENWICH STREET  
NEW YORK, NY 10007

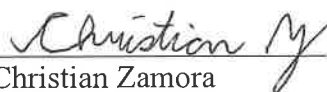
NANCY GARCIA  
929 BRADY AVENUE, 1ST FL.  
BRONX, NY 10462

CARLOS MORAN  
929 BRADY AVENUE, 1ST FL.  
BRONX, NY 10462

SCOTT H. SILLER, ESQ.  
REFEREE  
706 EQUESTRIAN WAY  
WESTBURY, NY 11590-6679

BRONX COUNTY SUPREME COURT  
AUCTION CALENDAR CLERK  
851 GRAND CONCOURSE  
BRONX, NY 10451

ANY AND ALL OCCUPANTS  
929 BRADY AVENUE  
BRONX, NY 10462

  
Christian Zamora

Sworn to before me on this 5<sup>th</sup> day

of January, 2026

  
NOTARY PUBLIC

