

NOTICE OF SALE SUPREME COURT BRONX COUNTY

ATHENE ANNUITY & LIFE ASSURANCE COMPANY, A DELAWARE CORPORATION,
Plaintiff against

NELSY O. ROLON A/K/A NELSY ROLON A/K/A NELSY ESTRADA, et al Defendant(s)

Attorney for Plaintiff(s) Stern & Eisenberg, P.C., 20 Commerce Drive, Suite 230,
Cranford, NJ 07016 and 1131 Route 55, Suite 1, Lagrangeville, NY 12540.

Pursuant to a Judgment of Foreclosure and Sale entered November 7, 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 January 26, 2026 at 2:15 PM. Premises known as 1914 Holland Avenue, Bronx, NY 10462. Block 4260 Lot 7. All that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Bronx, City and State of New York. Approximate Amount of Judgment is \$1,046,264.56 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 36299/2019. For sale information, please visit www.Auction.com or call (800) 280-2832.

During the COVID-19 health emergency, Bidders are required to comply with all governmental health requirements in effect at the time of the sale including but not limited to wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Should a bidder fail to comply, the Referee may refuse to accept any bid, cancel the closing and hold the bidder in default. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.

Scott Siller, Esq., Referee

File # NY201800001501-1