

**NOTICE OF SALE**

SUPREME COURT COUNTY OF BRONX, DOWNEY SAVINGS AND LOAN ASSOCIATION,  
F.A., Plaintiff, vs. JUAN MUNOZ, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on August 6, 2010, an Order to Appoint Substitute Referee to Conduct a Foreclosure Sale duly entered on August 25, 2016, a Decision and Order duly entered on June 2, 2023, and an Order Extending Sale Deadline and Amending Judgment of Foreclosure and Sale entered on November 7, 2025, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451-2937 on February 2, 2026 at 2:15 p.m., premises known as 456 East 134th Street, Bronx, NY 10454. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, Block 2278 and Lot 36. Approximate amount of judgment is \$431,494.97 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 380878/2008E.

Leticia Arzu, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 193333-2