

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2019-D, Plaintiff, vs. UFUMAKA AKEH-UGHA, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on June 24, 2025, I, the undersigned Referee will sell at public auction at Courtroom 711 at the Supreme Court, Bronx County, 851 Grand Concourse, NY 10451 on September 8, 2025 at 2:15 PM, premises known as 2050 RYER AVENUE, BRONX, NY, 10457. All that certain plot, piece or parcel of land situate, lying and being in the Borough of Bronx, City and State of New York Block: 3149, Lot: 24. Approximate amount of judgment is \$155,749.90 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 817468/2022E.

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

DESCRIPTION - SCHEDULE "A"Block 3149 and Lot 24

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

Being the southerly part of a certain lot designated on a map made by John G. Van Home, C.S. and filed in the Office of the Register of the County of New York, entitled map of 71 Choice Lots belonging to the Estate of Myer Finn, deceased, situated on Burnside Avenue near 179th Street, Mount Hope, Tremont, 24th Ward, New York City, by the No. 47, said lot hereby intended being bounded and described as follows:

Beginning at a point on the easterly side of Ryer Avenue, distant 357.28 feet northerly of the northeasterly corner of Ryer and Burnside Avenue and at the southwesterly corner of said Lot No. 47; running thence easterly nearly at right angles with Ryer Avenue and along the southerly side of said Lot No. 47, 98.94 feet, thence northerly parallel or nearly so, with Ryer Avenue and along the westerly side of Lot No. 46 on said map, 16.67 $\frac{2}{3}$ feet; thence westerly nearly at right angles with Ryer Avenue and part of the way through a party wall 99.08 feet to the easterly side of Ryer Avenue; thence southerly along the easterly side of Ryer Avenue 16.69 feet to the point or place of beginning.

Premises known as 2050 Ryer Avenue, Bronx, New York 10457

6102 S. Memorial Drive • Tulsa, OK 74133 • Telephone: (918) 943.3000 • Fax (918) 512.4335

www.titleclearing.net

Index No.: 817468/2022E

Plaintiff(s),

-against-

UFUMAKA AKEH-UGHA
NEW YORK CITY ENVIRONMENTAL CONTROL
BOARD
THE PARKCHESTER SOUTH CONDOMINIUM, INC.

AFFIDAVIT OF SERVICE

Defendant(s).

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

Brandon Chavez, 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 August 11, 2025, 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:

UFUMAKA AKEH-UGHA
2050 RYER AVENUE
BRONX, NY 10457

UFUMAKA AKEH-UGHA
2033 MCGRAW AVENUE, APT MD
BRONX, NY 10462

MICHELE MIRRO, ESQ.
ATTORNEY FOR DEFENDANT
NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
375 PEARL STREET - 30TH FLOOR
NEW YORK, NY 10038

THE PARKCHESTER SOUTH CONDOMINIUM, INC.
2000 EAST TREMONT AVENUE
BRONX, NY 10464

SCOTT H. SILLER, ESQ.
REFEREE
SCOTT H. SILLER, ATTORNEY AT LAW
706 EQUESTRIAN WAY
WESTBURY, NY 11590

ANY AND ALL OCCUPANTS
2050 RYER AVENUE
BRONX, NY 10457

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



Brandon Chavez

Sworn to before me on this 11th day

of August, 2025



NOTARY PUBLIC

