

SUPREME COURT
STATE OF NEW YORK COUNTY OF BRONX

CITIZENS BANK, N.A.,

-against-

JAMES A. LARTEY;
UNIVERSITY CREDIT UNION;
TRANSIT ADJUDICATION BUREAU;
CITY OF NEW YORK DEPARTMENT OF
TRANSPORTATION PARKING
VIOLATIONS BUREAU;
CITY OF NEW YORK ENVIRONMENTAL
CONTROL BOARD;

NOTICE OF SALE

Plaintiff, INDEX NO. 802072-2023E

MORTGAGED PROPERTY: 4034
Edson Avenue, City of New York,
County of Bronx, State of New York
10466

Borough: Bronx, Block: 4981, Lot: 5

Mortgage Servicer:
Citizens Bank, N.A. d/b/a
Citizens One Home Loans

Defendants. Mortgage Service Telephone No.:
800-234-6002

In pursuance of a Judgment of Foreclosure and Sale duly made on October 31, 2025, and entered in the Bronx County Clerk's Office on November 6, 2025, I, the undersigned, the referee, will now sell at public auction, at the Bronx County Courthouse, 851 Grand Concourse, Bronx, New York 10451, on January 26, 2026 at 2:15 o'clock in the forenoon of that date, the premises directed by said judgment to be sold which are commonly known as 4034 Edson Avenue, City of New York, County of Bronx, State of New York, Tax Map No.: 4981-5. A complete legal description can be obtained upon request from plaintiff's attorney.

Judgment amount - \$278,665.29 plus interest, costs and expenses.

Leticia Arzu, Esq., Referee
COOPER ERVING & SAVAGE, LLP
Attorneys for Plaintiff
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