

## NOTICE OF SALE SUPREME COURT BRONX COUNTY

KIAVI FUNDING, INC., Plaintiff against

WESTCHESTER 3148 LLC, et al Defendant(s)

Attorney for Plaintiff(s) Kelley Kronenberg, 111 Broadway, Suite 1205, New York, NY 10006, (800) 484-4381.

Pursuant to a Judgment of Foreclosure and Sale entered July 8, 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 September 29, 2025 at 2:15 PM. Premises known as 3148 Westchester Avenue, Bronx, New York 10461. Block 4237 Lot 5. All that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of the Bronx, City and State of New York. Approximate Amount of Judgment is \$1,180,540.58 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 802064/2023E.

The foreclosure sale will be conducted in accordance with 12th Judicial District's Covid-19 Policies and the Bronx County foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.

Sergio Marquez, Esq., Referee

File # 02208261