

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VI-A, Plaintiff, vs. PUBLIC ADMINISTRATOR OF BRONX COUNTY AS ADMINISTRATOR TO THE ESTATE OF CLAU DETH PATRICIA FRANCIS A/K/A CLAUDETH PAT FRANCIS, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on September 22, 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 December 15, 2025 at 2:15 p.m., premises known as 1277 East 223rd Street, Bronx, NY 10466. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, Block 4898 and Lot 7. Approximate amount of judgment is \$415,225.72 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #36142/2020E.

Leonard C. Alois, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 213619-2