

REFEREE'S NOTICE OF SALE IN FORECLOSURE

SUPREME COURT - COUNTY OF BRONX

LPP MORTGAGE LTD., Plaintiff - against - CARMELO A. PORTOLES A/K/A CARMELO PORTOLES, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on October 6, 2025. I, the undersigned Referee will sell at public auction in Courtroom 711, 851 Grand Concourse, Bronx, New York 10451 on the 15th day of December, 2025 at 2:15 PM. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County and Borough of the Bronx, City and State of New York.

Premises known as 75 East 235th Street, Bronx, NY 10470.

(Block: 3366, Lot: 52)

Approximate amount of lien \$960,038.46 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 35037/2014E. Juan Hyong Son Hong, Esq., Referee.

Stein, Wiener & Roth LLP

Attorney(s) for Plaintiff

1400 Old Country Road, Suite 315

Westbury, NY 11590

Tel. 516-742-1212 PORTOLES-63781

Dated: October 17, 2025

During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale. Auction Locations are subject to change.

AFFIDAVIT OF MAILING

Ellen Lennon, the undersigned, affirms pursuant to CPLR §2104, as follows:

That deponent is not a party to the action, is over 18 years of age and is an employee of Stein, Weiner & Roth, LLP.

That on October 20, 2025, deponent served a true copy of the Notice of Sale upon:

Carmelo A. Portoles a/k/a Carmelo Portoles
75 East 235th Street
Bronx, NY 10470

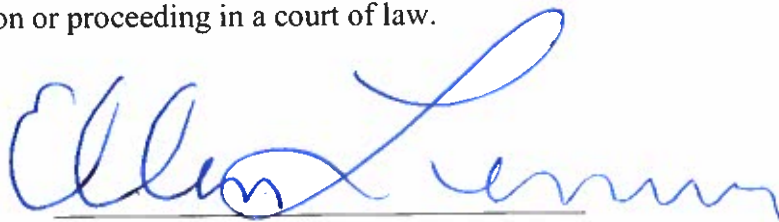
Carmelo A. Portoles a/k/a Carmelo Portoles
PO Box 362
Bronx, NY 10470

City of New York Environmental Control Board
59-17 Junction Boulevard
Corona, NY 11369

Hyong Son Hong, Esq., Referee
7521 Broadway, Floor 2
Elmhurst, NY 11373

in this action, at the address indicated and designated for that purpose by depositing true copies of same enclosed in a post-paid properly addressed wrapper, in – a post office – depository under the exclusive care and custody of the United States Post Office Department within the State of New York.

I affirm this 20th day of October, 2025, under penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.



Ellen Lennon 63781