

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. JOHN WARD AKA JOHN F. WARD, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee's Report and Judgment of Foreclosure and Sale duly entered on November 7, 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 February 2, 2026 at 2:15 p.m., premises known as 4930 Goodridge Avenue, Bronx, NY 10471. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, Block 5820 and Lot 2279. Approximate amount of judgment is \$1,441,795.23 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 812980/2023E. Cash will not be accepted.

Edmond J. Pryor, Esq., Referee

Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, New York 10591, Attorneys for Plaintiff