

REFeree'S NOTICE OF SALE IN FORECLOSURE

SUPREME COURT - COUNTY OF NEW YORK

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., CSAB MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-4, Plaintiff - against - THERESA BURGAN AKA THERESA A. BURGEN, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on March 30, 2023. I, the undersigned Referee will sell at public auction in Room 252 of the New York County Courthouse located at 60 Centre Street, New York, New York 10007 on the 14th day of January, 2026 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 Borough of Manhattan, County of New York, City and State of New York.

Premises known as 417 West 145th Street, New York, NY 10031.

(Block: 2060, Lot: 23)

Approximate amount of lien \$1,297,144.11 plus interest and costs.

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

Index No. 850040/2014. Paul Sklar, Esq., Referee.

McCalla Raymer Leibert Pierce, LLC

Attorney(s) for Plaintiff

420 Lexington Avenue, Suite 840

New York, NY 10170

Tel. 347/286-7409

For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832

Dated: October 30, 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.