

NOTICE OF SALE SUPREME COURT BRONX COUNTY

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE
FOR VCC 2022 MC1 TRUST, Plaintiff against

MAYRA COFFIE A/K/A MAYRA I. COFFIE, et al Defendant(s)

Attorney for Plaintiff(s) McMichael Taylor Gray, LLC, 28 Corporate Drive, Suite 104,
Halfmoon, NY 12065.

Pursuant to a Judgment of Foreclosure and Sale entered July 14, 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 245 Newman Avenue, Bronx, NY 10473. Block 3456 Lot 62. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of the Bronx, County of the Bronx, City and State of New York. Approximate Amount of Judgment is \$418,230.39 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 36244/2020E.

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.

Yesenia Barrantes-Isibor, Esq., Referee

File # 23-000935-01