

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX

M&T BANK, Plaintiff

AGAINST

ANGEL ROMERO A/K/A ANGEL NICHOLAS ROMERO, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered October 31, 2019, I, the undersigned Referee will sell at public auction at the Courtroom 711, Bronx County Supreme Court, 851 Grand Concourse, Bronx, NY on October 6, 2025 at 2:15 PM, premises known as 1118 Lydig Avenue, Bronx, NY 10461. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the County of Bronx, City and State of New York, Block 4305 Lot 08. Approximate amount of judgment \$500,503.11 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #32055/2016E. For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

Christopher J. Marengo, Esq., Referee

Tromberg, Miller, Morris & Partners, PLLC

39 Broadway, Suite 1250

New York, NY 10006

25-000407

**SUPREME COURT STATE OF NEW YORK
COUNTY OF BRONX****25-000407
Index No. 32055/2016E****AFFIRMATION OF SERVICE BY MAIL**

M&T BANK, Plaintiff**vs.****ANGEL ROMERO A/K/A ANGEL NICHOLAS ROMERO; ET AL., Defendant(s)**

Cassidy Ertel, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on September 4, 2025, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

Referee:

**Christopher J. Marengo, Esq.
2116 Williamsbridge
Bronx, NY 10461**

**Michael A. Lehrman, Esq. (Opposing Counsel for Angel Romero)
389 Willoughby Avenue, Suite 201
Brooklyn, NY 11205**

**Robert F. Zerilli, Esq. (Opposing Counsel for Zenith Property Mgmt., Inc.)
55 Main St, Floor 3
Yonkers, NY 10701**

**Bernard J. Tordesillas, Esq. (Opposing Counsel for New York City Department Of Finance)
375 Pearl Street, 30th Floor
New York, NY 10038**

**New York State Department Of Taxation And Finance
W.A. Harriman State Campus - Bldg. 9
Albany, NY 12227**

**Criminal Court Of The City Of New York
100 Centre Street
New York, NY 10013**

**Retail Recovery Service Of N.J.Inc.
190 Moore Street, Suite 300
Hackensack, NJ 07601**

Sheila Van Rhyn
7 Spring Pass Drive
Ocala, FL 34472

City Of New York Parking Violations Bureau
100 Church Street, 1st Floor
New York, NY 10007

City Of New York Environmental Control Board
100 Church Street, 1st Floor
New York, NY 10007

City Of New York Transit Adjudication Bureau
130 Livingston Street
Brooklyn, NY 11201

John Smith
1118 Lydig Avenue, 1st Floor
Bronx, NY 10461

John Smith
1118 Lydig Avenue, 2nd Floor
Bronx, NY 10461

John Smith
1118 Lydig Ave, 2nd Floor
Bronx, NY 10461

John Smith
1118 Lydig Ave
Bronx, NY 10461

Jane Smith
1118 Lydig Avenue, 1st Floor
Bronx, NY 10461

Maris Smith
1118 Lydig Avenue, 2nd Floor
Bronx, NY 10461

I affirm on, September 4, 2025 under the 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



Cassidy Ertel