

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX

Wilmington Trust, National Association, not in its individual capacity but solely as successor trustee to Citibank, N.A. as Trustee to Lehman XS Trust Mortgage Pass-Through Certificates, Series 2006- 17, Plaintiff

AGAINST

Melvin Romero; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered June 24, 2025, I, the undersigned Referee, will sell at public auction at the Bronx County Courthouse, 851 Grand Concourse, Room 711, Bronx, New York 10451 on August 25, 2025, at 2:15PM, premises known as 4544 Richardson Avenue, Bronx, NY 10470. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, Block 5081 Lot 34. Approximate amount of judgment \$1,019,838.98 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 805548/2023E. Only cash or certified funds payable to the Referee will be accepted as a deposit in the amount of ten percent of the purchase price.

Leticia Arzu, Esq., Referee

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Attorney(s) for the Plaintiff
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Dated: July 15, 2025