

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX

FREEDOM MORTGAGE CORPORATION, Plaintiff

AGAINST

MINERVA CALDERON, KRISTINA D. ROSA, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered September 25, 2025, I, the undersigned Referee will sell at public auction at Courtroom 711, Bronx County Supreme Court, 851 Grand Concourse, Bronx, NY on February 2, 2026 at 2:15 PM, premises known as 3765 Barnes Avenue, Bronx, NY 10467. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, Block 4666, Lot 5. Approximate amount of judgment \$967,085.36 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #36436/2019E. For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

Leticia Arzu, Esq., Referee

**Gross Polowy, LLC
1775 Wehrle Drive
Williamsville, NY 14221**

19-005018

SUPREME COURT STATE OF NEW YORK
COUNTY OF BRONX

Index No.: 36436/2019E

Client's File No.: 19-005018

FREEDOM MORTGAGE CORPORATION, Plaintiff

vs.

MINERVA CALDERON, KRISTINA D. ROSA, ET
AL., Defendant(s)

AFFIRMATION OF SERVICE BY MAIL

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 December 31, 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:

Leticia Arzu, Esq.
200 Mamaroneck Avenue, Suite 500,
White Plains, NY 10601

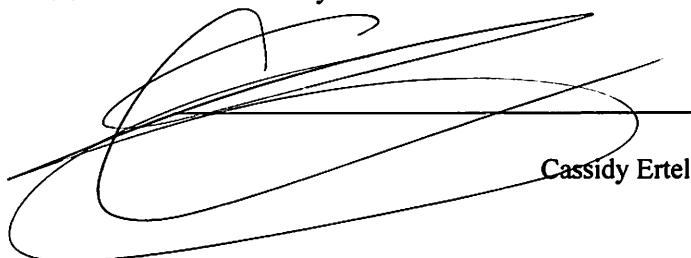
Minerva Calderon
3765 Barnes Avenue
Bronx, NY 10467

Kristina D. Rosa
3765 Barnes Avenue
Bronx, NY 10467

Michael Mirro, Esq.
Attorney for Defendant New York City
Environmental Control Board
375 Pearl Street, 30th Floor
New York, NY 10038

Bronx County Clerk
851 Grand Concourse
Bronx, NY 10451

I affirm on December 31, 2025 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action or proceeding in a court of law.



Cassidy Ertel