

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A, Plaintiff, vs. MARCOS REYES A/K/A MARCOS A. REYES, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 6, 2025 I, the undersigned Referee will sell at public auction at the Bronx County Courthouse, 851 Grand Concourse, Courtroom 711, Bronx, NY 10451 on February 9, 2026 at 2:15 PM, premises known as 1019 EAST 216TH STREET, BRONX, NY 10469. All that certain plot, piece or parcel of land, thereon situate, lying and being in the Borough and County of the Bronx, City and State of New York, Block: 4699 , Lot: 17. Approximate amount of judgment is \$591,029.96 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 32186/2015E.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee.

LOUIS J. RUSSO, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff



500-A Canal View Boulevard, Rochester, NY 14623 P: (888-250-9056 / F: 888-250-9057) www.webtitle.us

Title No: WTA-15-029924

Tax Address: 1019 East 216th Street

Legal Description

Property Description:

Address: 1019 East 216th Street, Bronx, NY 10469

Tax ID #: Block: 4699 Lot: 17

Municipality: Borough of Bronx

County: Bronx

ALL that certain plot, piece or parcel of land, thereon situate, lying and being in the Borough and County of the Bronx, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of East 216th Street, distant 207.98 feet easterly from the corner formed by the intersection of the northerly side of East 216th Street and the easterly side of Paulding Avenue;

RUNNING THENCE northerly at right angles to East 216th Street, 109.33 feet;

THENCE easterly parallel with East 216th Street, 24 feet;

THENCE southerly again at right angles to East 216th Street 109.33 feet to the northerly side of East 216th Street;

THENCE westerly along the northerly side of East 216th Street, 24 feet to the point or place of BEGINNING.

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This report does not constitute title insurance, nor is it a commitment to issue title insurance. This report should not be used or relied upon in a real estate or loan settlement or closing, as possible additional public records may need to be searched.

Our liability for this search is limited to \$1,500.00

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX

----- X
WILMINGTON SAVINGS FUND SOCIETY, FSB AS
TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A
Plaintiff(s),

Index No.: 32186/2015E

-against-

MARCOS REYES A/K/A MARCOS A. REYES

AFFIDAVIT OF SERVICE

Defendant(s).

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

Christian Zamora, being duly sworn, deposes and says:

I am over 18 years of age, reside in the State of New York and I am not a party to this action.

On January 15, 2026, I enclosed a copy of the annexed **NOTICE OF SALE** 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 to the following parties:

WARREN SUSSMAN, ESQ.
ATTORNEY FOR DEFENDANTS
MARCOS REYES A/K/A MARCOS A. REYES AND
CYNTHIA BLANDINO
1044 FRANKLIN AVENUE, SUITE 212
GARDEN CITY, NY 11530

KATHLEEN A. ZEBROWSKI, ESQ.
ASSISTANT UNITED STATES ATTORNEY
FOR DEFENDANT
UNITED STATES OF AMERICA
86 CHAMBERS STREET
NEW YORK, NY 10007

PORTFOLIO RECOVERY ASSOCIATES, LLC
80 STATE STREET
ALBANY, NY 12207

MIDLAND FUNDING LLC DBA IN NEW YORK AS MIDLAND FUNDING OF
DELAWARE LLC
80 STATE STREET
ALBANY, NY 12207

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
HARRIMAN STATE OFFICE CAMPUS - BLDG 9
ALBANY, NY 12227

BRONX SUPREME COURT
851 GRAND CONCOURSE
BRONX, NY 10451

CAPITAL ONE BANK
80 STATE STREET
ALBANY, NY 12207

NEW YORK CITY PARKING VIOLATIONS BUREAU
100 CHURCH STREET
NEW YORK, NY 10007

CRIMINAL COURT OF THE CITY OF NEW YORK
265 EAST 161ST STREET
2ND FLOOR
BRONX, NY 10451

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 CHURCH STREET
NEW YORK, NY 10007

CARLOS RAMIREZ
1019 EAST 216TH STREET
2ND FLOOR
BRONX, NY 10469


ROSA BATISTA
1019 EAST 216TH STREET
2ND FLOOR
BRONX, NY 10469

MARCO RAMIREZ
1019 EAST 216TH STREET
2ND FLOOR
BRONX, NY 10469

LOUIS J. RUSSO, ESQ.
REFEREE
1200 MORRIS PARK AVE
BRONX, NY 10461

BRONX COUNTY SUPREME COURT
AUCTION CALENDAR CLERK
851 GRAND CONCOURSE
BRONX, NY 10451

ANY AND ALL OCCUPANTS
1019 EAST 216TH STREET
BRONX, NY 10469


Christian Zamora

Sworn to before me on this 15 day

of January, 2026


NOTARY PUBLIC

ERIN MORAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MO0039148
Qualified in Suffolk County
Commission Expires July 07, 2029