

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, CITIBANK, N.A., Plaintiff, vs. EDWIN CRUZ, ET AL.,
Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 5, 2025 I, the undersigned Referee will sell at public auction at the Bronx Supreme Court, 851 Grand Concourse, Courtroom 711, Bronx, N.Y. 10451 on January 26, 2026 at 2:15 PM, premises known as 929 BRADY AVENUE, BRONX, NY 10462. 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: 4298, Lot: 8. Approximate amount of judgment is \$171,790.25 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 812849/2023E.

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.

SCOTT SILLER, Esq., Referee

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

[Redacted]**Exhibit A****LEGAL DESCRIPTION**

The following described property:

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

Beginning at a point on the Northerly side of Brady Avenue, distant 19.83 feet Easterly from the corner formed by the intersection of the Northerly side of Brady Avenue and the Easterly side of Mullner Avenue;

Running thence Northerly and parallel with the Easterly side of Mullner Avenue and part of the distance through a party wall, 100 feet;

Thence Easterly and parallel with the Northerly side of Brady Avenue, 19.33 feet;

Thence Southerly and again parallel with the Easterly side of Mullner Avenue and part of the distance through a party wall, 100 feet to the Northerly side of Brady Avenue; and

Running thence Westerly along the Northerly side of Brady Avenue, 19.33 feet to the point or place of beginning.

Assessor's Parcel No: 04298-0008

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX----- X
CITIBANK, N.A.**Index No.: 812849/2023E**

Plaintiff(s),

-against-

EDWIN CRUZ, ET AL.

**AFFIDAVIT OF
SERVICE**Defendant(s),
----- XSTATE 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 5, 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:SEAN H. ROONEY, ESQ.
ATTORNEY FOR DEFENDANT
EDWIN CRUZ
26 COURT STREET, SUITE 1816
BROOKLYN, NY 11242BENJAMIN SHARAV, ESQ.
LAW OFFICE OF VICTOR J. MOLINA
ATTORNEY FOR DEFENDANT
CARMEN CRUZ A/K/A CARMEN CORDOVA
930 GRAND CONCOURSE, SUITE 1A
BRONX, NY 10451CRIMINAL COURT OF THE CITY OF NEW YORK
25 BEAVER STREET
NEW YORK, NY 10004

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
THE LOBBY OF BUILDING #9,
W.A. HARRIMAN CAMPUS
ALBANY, NY 12227

NEW YORK CITY TRANSIT ADJUDICATION BUREAU
130 LIVINGSTON STREET
BROOKLYN, NY 11201

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

MICHELE MIRRO, ESQ., OF COUNSEL TO THE
SPECIAL ASSISTANT CORPORATION COUNSEL
NEW YORK CITY DEPARTMENT OF FINANCE OFFICE OF LEGAL AFFAIRS
ATTORNEY FOR DEFENDANT
NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
375 PEARL STREET – 30TH FLOOR
NEW YORK, NY 10038

MIDLAND FUNDING LLC
80 STATE STREET, 10TH FLOOR
ALBANY, NY 12207

CITIBANK, N.A.
4175 VETERANS MEMORIAL HIGHWAY
RONKONKOMA, NY 11779

THE PARKCHESTER SOUTH CONDOMINIUM INC.
99 WASHINGTON AVENUE, 6TH FLOOR
ALBANY, NY 12231

COMMISSIONER OF SOCIAL SERVICES OF NYC
100 CHURCH STREET
NEW YORK, NY 10007

MARILYN MANIERO
C/O NYC HUMAN RESOURCES ADMINISTRATION
150 GREENWICH STREET
NEW YORK, NY 10007

NANCY GARCIA
929 BRADY AVENUE, 1ST FL.
BRONX, NY 10462

CARLOS MORAN
929 BRADY AVENUE, 1ST FL.
BRONX, NY 10462

SCOTT H. SILLER, ESQ.
REFEREE
706 EQUESTRIAN WAY
WESTBURY, NY 11590-6679

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

ANY AND ALL OCCUPANTS
929 BRADY AVENUE
BRONX, NY 10462

Christian M
Christian Zamora

Sworn to before me on this 5th day

of January, 2026

Nicole Delarcale
NOTARY PUBLIC

