

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. PHILIP MOHAN, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee's Report Judgment of Foreclosure and Sale duly entered on September 11, 2025, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451-2937 on January 26, 2026 at 2:15 p.m., premises known as 251 East 238th Street, 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 3379 and Lot 78 f/k/a 78, 80. Approximate amount of judgment is \$311,935.84 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 36026/2020E. Cash will not be accepted.

Scott H. Siller, Esq., Referee

Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, New York 10591, Attorneys for Plaintiff