

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX

NATIONSTAR MORTGAGE LLC, Plaintiff

AGAINST

LUIS D. CANTURENCIA A/K/A LUIS CANTURENCIA, VERONICA CANTURENCIA, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered June 18, 2025, I, the undersigned Referee will sell at public auction at Courtroom 711, Bronx County Supreme Court, 851 Grand Concourse, Bronx, NY on January 12, 2026 at 2:15 PM, premises known as 1625 Arnow Avenue, Bronx, NY 10469. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Bronx, City of New York, County of Bronx, State of New York, Block 4784 Lot 34. Approximate amount of judgment \$918,113.03 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #32347/2017E. For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

Joseph Jednak, Esq., Referee

Tromberg, Miller, Morris & Partners, PLLC
39 Broadway, Suite 1250
New York, NY 10006

25-000442

SUPREME COURT STATE OF NEW YORK
COUNTY OF BRONX

Index No.: 32347/2017E

Client's File No.: 25-000442

NATIONSTAR MORTGAGE LLC, Plaintiff

vs.

LUIS D. CANTURENCIA A/K/A LUIS
CANTURENCIA, VERONICA CANTURENCIA, 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 12, 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:

Joseph T. Jednak, Esq.
4345 Webster Avenue,
Bronx, NY 10470

Luis D. Canturencia
1625 Arnow Avenue
Bronx, NY 10469

Grace Davis
1625 Arnow Avenue, 1st Floor/Basement
Bronx, NY 10469

Veronica Canturencia 610
East 11th Street, Apt. 5C
New York, NY 10009

Fernando Smith
1625 Arnow Avenue, 2nd Floor
Bronx, NY 10469

Jackie Smith
1625 Arnow Avenue, 2nd Floor
Bronx, NY 10469

Jane Smith
1625 Arnow Avenue, 3rd Floor
Bronx, NY 10469

John Smith
1625 Arnow Avenue, 1st Floor/Basement
Bronx, NY 10469

John Smith
1625 Arnow Avenue, 3rd Floor
Bronx, NY 10469

John Smith
1625 Arnow Avenue, 3rd Floor
Bronx, NY 10469

Juan Smith
1625 Arnow Avenue, 2nd Floor
Bronx, NY 10469


Occupant
1625 Arnow Avenue
Bronx, NY 10469

Occupant
1625 Arnow Avenue, 1st Floor/Basement
Bronx, NY 10469

Occupant
1625 Arnow Avenue, 2nd Floor
Bronx, NY 10469

Occupant
1625 Arnow Avenue, 3rd Floor
Bronx, NY 10469

I affirm on December 12, 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.

A large, stylized handwritten signature in black ink, appearing to read 'Cassidy Ertel', is written over a horizontal line.

Cassidy Ertel