

SUPREME COURT  
STATE OF NEW YORK COUNTY OF BRONX

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CITIZENS BANK, N.A.,

**NOTICE OF SALE**

Plaintiff, INDEX NO. 802072-2023E

-against-

JAMES A. LARTEY;  
UNIVERSITY CREDIT UNION;  
TRANSIT ADJUDICATION BUREAU;  
CITY OF NEW YORK DEPARTMENT OF  
TRANSPORTATION PARKING  
VIOLATIONS BUREAU;  
CITY OF NEW YORK ENVIRONMENTAL  
CONTROL BOARD;

MORTGAGED PROPERTY: 4034  
Edson Avenue, City of New York,  
County of Bronx, State of New York  
10466

Borough: Bronx, Block: 4981, Lot: 5

Mortgage Servicer:  
Citizens Bank, N.A. d/b/a  
Citizens One Home Loans

Defendants. Mortgage Service Telephone No.:  
800-234-6002

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In pursuance of a Judgment of Foreclosure and Sale duly made on October 31, 2025, and entered in the Bronx County Clerk's Office on November 6, 2025, I, the undersigned, the referee, will now sell at public auction, at the Bronx County Courthouse, 851 Grand Concourse, Bronx, New York 10451, on January 26, 2026 at 2:15 o'clock in the forenoon of that date, the premises directed by said judgment to be sold which are commonly known as 4034 Edson Avenue, City of New York, County of Bronx, State of New York, Tax Map No.: 4981-5. A complete legal description can be obtained upon request from plaintiff's attorney.

Judgment amount - \$278,665.29 plus interest, costs and expenses.

Leticia Arzu, Esq., Referee  
COOPER ERVING & SAVAGE, LLP  
Attorneys for Plaintiff  
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