

**NOTICE OF SALE**

SUPREME COURT COUNTY OF BRONX, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. PUBLIC ADMINISTRATOR OF BRONX COUNTY AS ADMINISTRATOR FOR THE ESTATE OF FEDERICO COLON, ET AL., Defendant(s).

Pursuant to an Amended Order Confirming Referee's Report and Judgment of Foreclosure and Sale duly entered on October 3, 2025, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451 on December 8, 2025 at 2:15 p.m., premises known as 445 West 240th Street Unit 2G, Riverdale a/k/a Bronx, NY 10463. 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 5780 and Lot 1013 together with an undivided 1.3585 percent interest in the Common Elements. Approximate amount of judgment is \$299,084.42 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #32201/2015E. Cash will not be accepted.

Frank D. Lombardi, Esq., Referee

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