

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, US BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE CHALET SERIES IV TRUST, Plaintiff, vs. JAHANA MOMTAJ, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale and Consolidation of Actions duly entered on November 18, 2016, an Order Amending Judgment of Foreclosure and Sale duly entered on March 8, 2018 and an Order Vacating Stay, Amending Judgment of Foreclosure and Sale & Appointing Successor Referee duly entered on April 17, 2025, I, the undersigned Referee will sell at public auction at Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451, on July 7, 2025 at 2:15 p.m., premises known as 1249 Leland Avenue, Bronx, NY 10472. 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 3766 and Lot 59. The approximate amount of judgment is \$546,197.94 plus interest and costs. Premises will be sold subject to the provisions of filed Judgment Index #380817/2008E.

Leticia Arzu, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 200889-1