

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BANC OF AMERICA
FUNDING CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-
D, Plaintiff

AGAINST

DEVIKA KAMBOH, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered April 4, 2025, I, the undersigned Referee will sell at public auction at the New York County Courthouse in Room 130, located at 60 Centre Street, New York, NY on August 6, 2025 at 2:15 PM, premises known as 630 1st Avenue, Unit 34E, New York, NY 10016. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Manhattan, County, City and State of New York, Block 968 Lot 1464. Approximate amount of judgment \$1,156,389.64 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850534/2023.

Mark McKew, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

23-001521

SUPREME COURT STATE OF NEW YORK
COUNTY OF NEW YORK

23-001521
Index No. 850534/2023

AFFIRMATION OF SERVICE BY MAIL

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BANC OF AMERICA FUNDING CORPORATION
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-D, Plaintiff
vs.
DEVIKA KAMBOH, ET AL., Defendant(s)

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 July 7, 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.

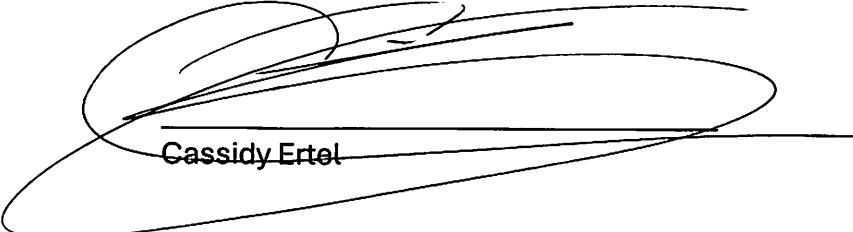
Referee:

Mark McKew, Esq.
1725 York Ave., Ste. 29A
New York, NY 10128

Devika Kamboh
701 Rincon Ridge Road
Durango, CO 81301

Justin Valle, Esq.
Attorney for Defendant PNC Bank, National Association
175 Mile Crossing Boulevard
Rochester, New York 14624

I affirm on, July 7, 2025 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.



Cassidy Ertel