

## **NOTICE OF SALE**

**SUPREME COURT COUNTY OF BRONX**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED FUNDING  
CORPORATION ASSET BACK CERTIFICATES, SERIES 2006-HE1, Plaintiff  
AGAINST**

**JOSEPH KOOK LEE AKA JOSEPH LEE, ET AL., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered April 17, 2025, I, the undersigned Referee will sell at public auction at the Courtroom 711, Bronx County Supreme Court, 851 Grand Concourse, Bronx, NY on September 8, 2025 at 2:15 PM, premises known as 3355 Perry Avenue, Bronx, NY 10467. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, Block 3343 and Lot 152. Approximate amount of judgment \$943,243.17 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #815486/2022E.

**Scott H. Siller, Esq., Referee**

**Gross Polowy, LLC**

**1775 Wehrle Drive**

**Williamsville, NY 14221**

**22-001273**

**SUPREME COURT STATE OF NEW YORK  
COUNTY OF BRONX****22-001273  
Index No. 815486/2022E****AFFIRMATION OF SERVICE BY MAIL**

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**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED FUNDING CORPORATION ASSET BACK  
CERTIFICATES, SERIES 2006-HE1, Plaintiff****vs.****JOSEPH KOOK LEE AKA JOSEPH LEE, ET AL., Defendant(s)**

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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 August 8, 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:**

Scott H. Siller, Esq.  
706 Equestrian Way  
Westbury, NY 11590

Joseph Kook Lee AKA Joseph Lee  
1524 Seminole St, Fl 2  
Bronx, NY 10461

Juan Lopez  
3355 Perry Avenue, 2nd Floor  
BRONX, NY 10467

Suesanna "Doe"  
3355 Perry Avenue, 2nd Floor  
BRONX, NY 10467

Michele Mirro, Esq.  
Attorney for Defendant New York City Department of Finance  
Office of Legal Affairs | 375 Pearl Street, 30th Floor  
New York, NY 10038

I affirm on, August 8, 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**