

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX

NATIONSTAR MORTGAGE LLC, Plaintiff

AGAINST

ELLA IYALLA A/K/A ELLYA IYALLA; ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered February 2, 2015, I, the undersigned Referee will sell at public auction at Courtroom 711, Bronx County Supreme Court, 851 Grand Concourse, Bronx, NY on July 14, 2025 at 2:15 PM, premises known as 1465 Longfellow Avenue, Bronx, NY 10460. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, Block 3000, Lot 44. Approximate amount of judgment \$533,447.83 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #380623/2011E.

Steven I. Lubowitz, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

16-003864

**SUPREME COURT STATE OF NEW YORK
COUNTY OF BRONX**

**16-003864
Index No. 380623/2011E**

AFFIRMATION OF SERVICE BY MAIL

NATIONSTAR MORTGAGE LLC, Plaintiff

vs.

ELLA IYALLA A/K/A ELLYA IYALLA, 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 June 12, 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:

Steven I. Lubowitz, Esq.

700 White Plains Road Suite 307

Scarsdale, NY 10583

Ella Iyalla AKA Ellya Iyalla

1465 Longfellow Avenue

Bronx, NY 10460

Michael J. Motelson, Esq.

Attorney for Defendant The Board of Directors of Longfellow Estates Homeowners Association, Inc. c/o Dome Property Management, Inc.

109 Winant Place

Staten Island, New York 10309

I affirm on, June 12, 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