NYSCEF DOC. NO. 202

INDEX NO. 32360/2017E

RECEIVED NYSCEF: 08/19/2024

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS

INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR NRZ PASS-THROUGH TRUST XI-B,

Plaintiff, vs. FRANKLIN GREENAWAY, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on February 19, 2020, I, the undersigned

Referee will sell at Courtroom 607 at the Supreme Court, Bronx County, 851 Grand Concourse, NY

10451on September 16, 2024, at 2:15 PM, premises known as 2481 WICKHAM AVENUE, BRONX,

NY 10469. 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 the Bronx, City and State of New York,

Block: 4491, Lot: 37. Approximate amount of judgment is \$432,963.89 plus interest and costs. Premises

will be sold subject to provisions of filed Judgment Index # 32360/2017E.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the

deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the

Mortgagee's attorney, or the Referee.

Deidra Moore, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

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## SCHEDULE A - LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF THE BRONX, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF WICKHAM AVENUE WITH THE SOUTHERLY SIDE OF MACE AVENUE;

RUNNING THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF MACE AVENUE 100 FEET TO A POINT:

THENCE SOUTHERLY AT RIGHT ANGLES TO MACE AVENUE 44.62 FEET TO A POINT;

THENCE EASTERLY AT RIGHT ANGLES TO WICKHAM AVENUE 100 FEET TO THE POINT ON THE WESTERLY SIDE OF WICKHAM AVENUE;

THENCE NORTHERLY ALONG THE WESTERLY SIDE OF WICKHAM AVENUE 44.62 FEET TO THE POINT OR PLACE OF BEGINNING.

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SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF BRONX

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE

FOR NRZ PASS-THROUGH TRUST XI-B

Plaintiff(s),

-against-

FRANKLIN GREENAWAY, ET AL.

AFFIDAVIT OF SERVICE

Index No.: 32360/2017E

Defendant(s).

STATE OF NEW YORK )

) ss.:

COUNTY OF NASSAU )

Christopher Then, being duly sworn, deposes and says:

I am over 18 years of age, reside in the State of New York and I am not a party to

this action.

EDWARD L. KOESTER, ESQ. ATTORNEY FOR DEFENDANT ADLAI GREENAWAY 1457 KNAPP STREET BRONX, NY 10469

HIMSHAW & CULBERTSON LLP ATTORNEY FOR DEFENDANT MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. 800 THIRD AVENUE, 13TH FLOOR NEW YORK, NY 10022

ANDREA GREENAWAY 2481 WICKHAM AVENUE BRONX, NY 10469

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DEIDRA R. MOORE, ESQ. AS REFEREE 1600 PARKVIEW AVE., APT 1A BRONX. NY 10461

BRONX COUNTY SUPREME COURT FORECLOSURE AUCTION CLERK 851 GRAND CONCOURSE BRONX, NY 10451

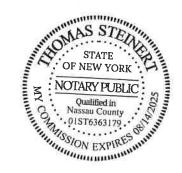
ANY AND ALL OCCUPANTS 2481 WICKHAM AVENUE BRONX, NY 10469

Sworn to before me on this

\_\_\_ da

Trught , 2024

NOTARY PUBLIC



Christopher Then