

## 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 10451 on 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

**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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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

  
Christopher Then

Sworn to before me on this 19th day

of August, 2024

  
NOTARY PUBLIC

