

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF NEW YORK

THE BANK OF NEW YORK MELLON  
TRUST COMPANY, NATIONAL  
ASSOCIATION FKA THE BANK OF  
NEW YORK TRUST COMPANY, N.A.,  
AS SUCCESSOR TO JPMORGAN  
CHASE BANK, N.A., AS TRUSTEE FOR  
RESIDENTIAL ASSET MORTGAGE  
PRODUCTS, INC., MORTGAGE  
ASSET-BACKED PASS THROUGH  
CERTIFICATES, SERIES 2006-RS1,

-against-

KATHLEEN MUNN, AS EXECUTRIX  
AND HEIR AND DISTRIBUTE OF THE  
ESTATE OF EDWARD F. FORDHAM, ET  
AL.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in the Office of the Clerk of the County of New York on December 19, 2023, wherein THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS THROUGH CERTIFICATES, SERIES 2006-RS1 is the Plaintiff and KATHLEEN MUNN, AS EXECUTRIX AND HEIR AND DISTRIBUTE OF THE ESTATE OF EDWARD F. FORDHAM, ET AL. are the Defendant(s). I, the undersigned Referee, will sell at public auction at the NEW YORK COUNTY CIVIL SUPREME COURTHOUSE, ROOM 130, 60 CENTRE STREET, NEW YORK, NY 10007, on April 23, 2025 at 2:15PM, premises known as 33 WEST 126TH STREET, NEW YORK, NY 10027; and the following tax map identification: 1724-22.

**ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK**

Premises will be sold subject to provisions of filed Judgment Index No.: 850217/2016. Thomas R. Kleinberger, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**

