

## **NOTICE OF SALE**

SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF BRONX, EMIGRANT BANK SUCCESSOR BY MERGER TO EMIGRANT SAVINGS BANK –  
BRONX/WESTCHESTER, Plaintiff, vs. ABRAHAMS, et. al. Defendant(s).

Pursuant to a Final Judgment of Foreclosure and Sale duly filed and recorded on October 18, 2019 and Order to Appoint Substitute Referee dated August 19, 2024, I, the undersigned Referee will sell at public auction in Courtroom 711 of the Bronx County Supreme Court, located at 851 Grand Concourse, Bronx NY 10451 on Monday, November 4, 2024 at 2:15 p.m., premises known as 3234 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 County of Bronx, State of New York, Section 16, Block 4755 and Lot 60. Approximate amount of judgment is \$384,820.94 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #35930/2015.

Leticia Arzu, Referee

Hertz, Cherson & Rosenthal, P.C., 118-35 Queens Boulevard, 9<sup>th</sup> Floor, Forest Hills, NY 11375 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.**