

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, SHOREHAVEN HOMEOWNERS ASSOCIATION, INC., Plaintiff,
vs. KEVIN RYAN, ET AL., Defendant(s).

Pursuant to an Amended Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on December 31, 2024, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451-2937 on June 9, 2025 at 2:15 p.m., premises known as 56 Heron Lane, Unit 393, Bronx, NY 10473. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, Block 3432 and Lot 1869 together with an undivided 0.609756 percent interest in the Common Elements. Approximate amount of judgment is \$37,649.06 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #816002/2023E.

Steven B. Shapiro, Esq., Referee

The Law Offices of Ronald Francis, 30 Broad Street, 37th Floor, New York, NY 10004, Attorneys
for Plaintiff