

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, US BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE DWELLING SERIES IV TRUST, Plaintiff, vs. DOROTHY L. BROWN; JULIA EDWARDS; SANDRA SAPP, PERSONAL REPRESENTATIVE, HEIR AND DISTRIBUTE FOR THE ESTATE OF JOHN E. SAPP, ET AL., Defendant(s).

Pursuant to an Order Consolidating Two Actions, Confirming Referee Report, Determining Defendants to be in Default, and for a Judgment of Foreclosure and Sale duly entered on March 21, 2025, 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 630 East 234th Street, Bronx, NY 10466. 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 Bronx, City and State of New York, Block 4994 and Lot 50. Approximate amount of judgment is \$144,121.14 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #32017/2017E.

Stephen B. Kaufman, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 213785-1