

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, NYCTL 2021-A TRUST AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN, Plaintiff, vs. LUIS TROCHE, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated February 26, 2025 and entered on February 28, 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., 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 2855 and Lot 28.

Said premises may also be known as 1261 Jerome Avenue, Bronx, NY.

Approximate amount of judgment is \$53,457.54 plus interest and costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index #811489/2022E.

Sofia Balile, Esq., Referee

The Law Office of Thomas P. Malone, PLLC, 60 East 42nd Street, Suite 553, New York, New York 10165, Attorneys for Plaintiff

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX

NYCTL 2021-A TRUST and THE BANK OF NEW YORK
MELLON as Collateral Agent and Custodian,

Plaintiffs,

-against-

LUIS TROCHE, ALDO JEROME LLC, CITY OF NEW YORK
PARKING VIOLATIONS BUREAU, NEW YORK CITY
TRANSIT AUTHORITY TRANSIT ADJUDICATION BUREAU,
THE UNITED STATES OF AMERICA, STADIUM MUFFLER,

Defendants.

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AFFIDAVIT OF SERVICE

Tax Lien Foreclosure

Block: 2855; Lot: 28

a/k/a 1261 Jerome Avenue
Bronx, New York

STATE OF NEW YORK)
COUNTY OF NEW YORK) ss.:

Sandra Fernandez, duly sworn, deposes and says; that deponent is not a party to the within action, is over 18 years of age and is employed at 60 East 42nd Street, Suite 553, New York, New York, 10165.

That on the 15th day of April, 2025, deponent served the within:

NOTICE OF SALE

upon the following named persons in the above entitled action at the addresses given below:

Noor A. Saab, Esq.
The Law Office of Noor A. Saab
Attorneys for Defendant Luis Troche
380 North Broadway, Penthouse West
Jericho, NY 11753

Scott Goldberg, Esq.
Goldberg & Bokor, LLP
Attorneys for Defendant Aldo Jerome LLC
505 Chestnut Avenue
Cedarhurst, NY 11516

City of New York Parking Violations Bureau
c/o Corporation Counsel of the City of New York
100 Church Street
New York, NY 10007


New York City Transit Authority Transit Adjudication Bureau
130 Livingston Street
Brooklyn, NY 11201

Damian Williams, United States Attorney
Attn: John E. Gura, Jr., Assistant U.S. Attorney
Attorney for Defendant The United States of America
Southern District of New York
86 Chambers Street
New York, NY 10007

Stadium Muffler
1261 Jerome Avenue
Bronx, NY 10452

Sofia Balile, Esq. as Referee
Law Office of Sofia Balile
155 Water Street, Suite 401
Brooklyn, NY 11201

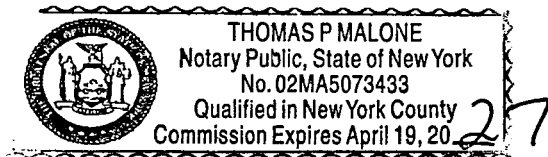
at the addresses designated for that purpose by depositing a true copy(ies) of same enclosed in a postpaid properly addressed wrapper(s), in a post office official depository under the exclusive care and custody of the United States Postal Services within New York County.


Sandra Fernandez

Sworn before me this 15th day
of April, 2025



Notary Public



*** Please be advised that no other party has answered, appeared demanding notice of this application, or is otherwise entitled to notice hereof. ***

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX

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NYCTL 2021-A TRUST and THE BANK OF NEW YORK MELLON as Collateral Agent and Custodian,

Plaintiffs,

-against-

LUIS TROCHE, ALDO JEROME LLC, CITY OF NEW YORK PARKING VIOLATIONS BUREAU, NEW
YORK CITY TRANSIT AUTHORITY TRANSIT ADJUDICATION BUREAU, THE UNITED STATES OF
AMERICA, STADIUM MUFFLER,

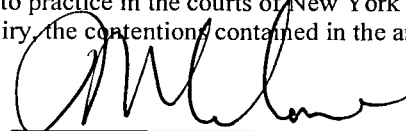
Defendants.

NOTICE OF SALE WITH AFFIDAVIT OF SERVICE

THE LAW OFFICE OF THOMAS P. MALONE, PLLC

Attorneys for Plaintiffs
60 East 42nd Street, Suite 553
New York, New York 10165
Phone: (212) 867-0500
Fax (212) 867-0511

Pursuant to 22 NYCRR 130-1.0, the undersigned an attorney admitted to practice in the courts of New York State, certifies that, upon information and belief formed after reasonable inquiry, the contentions contained in the annexed papers are not frivolous.



Thomas P. Malone, Esq.