

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST, Plaintiff, vs. ASHLEY MARTY, ET AL., Defendant(s).

Pursuant to an Order Vacating Prior Judgment of Foreclosure and Sale, Confirming Referee's Report and Granting New Judgment of Foreclosure and Sale duly entered on August 20, 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 February 3, 2025 at 2:15 p.m., premises known as 1909 Lacombe Avenue, 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 and County of Bronx, City and State of New York, Block 3527 and Lot 5. Approximate amount of judgment is \$487,374.77 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #380321/2014E. Cash will not be accepted.

James U. Notice, Esq., Referee

Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, New York 10591, Attorneys for Plaintiff