

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF BRONX, U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST, Plaintiff, vs. PHERRIS MILLER AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF CLINTON B. MILLER, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on January 21, 2020 and an Order to Extend – Time duly entered February 5, 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 May 19, 2025 at 2:15 p.m., premises known as 1222 Elder Avenue, Bronx, NY 10472. 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 3773 and Lot 16. Approximate amount of judgment is \$408,819.07 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #32652/2017E.

Larry Alfonso Arias, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff.

Firm File No. 211476-1