

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF HOMEWARD OPPORTUNITIES FUND TRUST 2020-BPL1, Plaintiff, vs. 203 W. 139TH ST. REALTY CORP., ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale and Decision + Order on Motion duly entered on November 28, 2022 and an Order to Substitute Publication duly entered on January 12, 2024, I, the undersigned Referee will sell at public auction at the New York County Courthouse, Courtroom 130, 60 Centre Street, New York, NY 10007 on June 12, 2024 at 2:15 p.m., premises known as 203 West 139th Street, New York, NY 10030. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, Block 2025 and Lot 28. Approximate amount of judgment is \$2,009,861.89 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850046/2022. COVID-19 safety protocols will be followed at the foreclosure sale.

Paul Sklar, Esq., Referee

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