

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK, CITIMORTGAGE, INC., Plaintiff, vs. BERNADETTE LUMAS CODRINGTON, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 1, 2024, I, the undersigned Referee will sell at public auction at the Room 130 of the New York County Courthouse, 60 Centre Street, New York, NY 10007 on March 19, 2025, at 2:15 PM, premises known as 39 ADRIAN AVENUE, BRONX A/K/A NEW YORK, NY 10463. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City, County and State of New York, Section: 8, Block: 2215, Lot: 290. Approximate amount of judgment is \$626,594.45 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 850569/2023.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee.

For Sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

CHRISTY DEMELFI, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

WFG National Title Insurance Company

Title Number: [REDACTED]

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SCHEDULE A DESCRIPTION

ALL that certain plot, piece or parcel of land, situate, lying and being in the City, County and State of New York, and which upon a certain map entitled, "Map of Property situate in the 12th ward of the City of New York, known as North Marble Hill," dated February 17, 1892, Rudolph Rose, C.S. and filed in the Office of the Register of City and County of New York October 18, 1892 as Map No. 738A are known and distinguished as Lot 183 and part of Lot 182 which lot and part thereof, according to said map is bounded and described as follows:

BEGINNING at a point on the Westerly side of Adrian Avenue (formerly Jansen Place), where the Southerly line of lot 184 continued cuts and intersects said Adrian Avenue (formerly Jansen Place);

RUNNING THENCE Westerly along the Southerly line of said lot 184 as shown on said map 100 feet;;

THENCE Southerly 37 feet 6 inches to the middle line of said lot 182 on said map;

THENCE Easterly along the middle line of said lot 182 on said map 100 feet to the Westerly side of Adrian Avenue (formerly Jansen Place);

THENCE Northerly along the Westerly side of Adrian Avenue (formerly Jansen Place) 37 feet 6 inches to the point or place of BEGINNING.

FOR INFORMATION ONLY:

PREMISES: 39 Adrian Avenue, New York, NY
Block 2215 Lot 290

3 of 4

WILL C. CODRINGTON
P.O. BOX 3663
NEW YORK, NY 10163

WILL C. CODRINGTON
728 SAINT NICHOLAS AVE
NEW YORK, NY 10031

CHRISTY M. DEMELFI, ESQ.
REFEREE
1225 FRANKLIN AVENUE, STE 325
GARDEN CITY, NY 11530

NEW YORK COUNTY SUPREME COURT
AUCTION CALENDAR CLERK
60 CENTRE STREET
NEW YORK, NY 10007

ANY AND ALL OCCUPANTS
39 ADRIAN AVENUE
BRONX A/K/A NEW YORK, NY 10463



Christopher Then

Sworn to before me on this 20th day

of February, 2025



NOTARY PUBLIC

