

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PLAZA RTL TRUST, Plaintiff, vs. BARKER PROJECT LLC, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on April 4, 2025, I, the undersigned Referee will sell at public auction at Courtroom 607 of the Bronx County Courthouse, Bronx County, 851 Grand Concourse, NY 10451 on June 9, 2025, at 2:15 PM, premises known as 2506, 2514, 2516, 2518, 2520 BARKER AVENUE, BRONX, NY 10467. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx and State of New York, Block: 4428, Lot: 10, 13, 14, 114 & 15. Approximate amount of judgment is \$5,541,267.40 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #809792/2021E.

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.

STEPHEN B. KAUFMAN, Esq., Referee

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

RIVERSIDE ABSTRACT, LLC
As Agent for
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SCHEDULE A continued

100 feet to the easterly side of Barker Avenue;

THENCE southerly along the easterly side of Barker Avenue, 18 feet to the point or place of BEGINNING.

As to Lot 114:

All that certain plot, piece or parcel of land situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, more particularly described as follows:

BEGINNING at a point on the easterly side of Barker Avenue, distant 211.04 feet northerly from the corner formed by the intersection of the northerly side of Mace Avenue with the easterly side of Barker Avenue;

RUNNING THENCE easterly parallel with the northerly side of Mace Avenue and part of the distance through a party wall, 100 feet;

THENCE northerly parallel with the easterly side of Barker Avenue, 18 feet;

THENCE westerly parallel with the northerly side of Mace Avenue and part of the distance through a party wall 100 feet to the easterly side of Barker Avenue;

THENCE southerly along the easterly side of Barker Avenue 18 feet to the point or place of BEGINNING.

As to Lot 15:

All that certain plot, piece or parcel of land situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, more particularly described as follows:

BEGINNING at a point on the easterly side of Barker Avenue, distant 229.04 feet northerly, from the corner formed by the intersection of the northerly side of Mace Avenue with the easterly side of Barker Avenue;

RUNNING THENCE easterly, parallel with the northerly side of Mace Avenue and part of the distance through a party wall, 100 feet;

THENCE northerly, parallel with the easterly side of Barker Avenue, 21 feet;

THENCE westerly, parallel with the northerly side of Mace Avenue, 100 feet to the easterly side of Barker Avenue;

THENCE southerly, along the easterly side of Barker Avenue, 21 feet to the point or place of BEGINNING.

Designated as Block 4420, Lot 10, ~~41, 42, 442~~ 13, 14, 114, 15, Bronx County and also known as ~~2506-2520~~
Barker Avenue, Bronx, NY 10467.

2506, 2514, 2516, 2518
and 2520

Riverside Abstract, LLC
3839 Flatlands Avenue, Suite 208
Brooklyn, NY 11234
TEL: (718) 252-4200 FAX: (718) 252-4226

Commitment (NY)

RIVERSIDE ABSTRACT, LLC
As Agent for
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LEGAL DESCRIPTION

Title No.:

As to Lot 10:

All that certain plot, piece or parcel of land situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, more particularly described as follows:

BEGINNING at a point on the easterly side of Barker Avenue, distant 100.04 feet northerly from the corner formed by the intersection of the northerly side of Mace Avenue with the easterly side of Barker Avenue;

RUNNING THENCE easterly parallel with the northerly side of Mace Avenue, 100 feet;

THENCE northerly parallel with the easterly side of Barker Avenue, 21 feet;

THENCE westerly parallel with the northerly side of Mace Avenue and part of the distance through a party wall, 100 feet to the easterly side of Barker Avenue;

THENCE southerly, along the easterly side of Barker Avenue, 21 feet to the point or place of BEGINNING.

As to Lot 13:

All that certain plot, piece or parcel of land situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, more particularly described as follows:

BEGINNING at a point on the easterly side of Barker Avenue, distant 175.04 feet northerly from the corner formed by the intersection of the northerly side of Mace Avenue with the easterly side of Barker Avenue;

RUNNING THENCE easterly parallel with the northerly side of Mace Avenue, and part of the distance through a party wall, 100 feet;

THENCE northerly parallel with the easterly side of Barker Avenue, 18 feet;

THENCE westerly parallel with the northerly side of Mace Avenue and part of the distance through a party wall, 100 feet to the easterly side of Barker Avenue;

THENCE southerly along the easterly side of Barker Avenue, 18 feet to the point or place of BEGINNING.

As to Lot 14:

All that certain plot, piece or parcel of land situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, more particularly described as follows:

BEGINNING at a point on the easterly side of Barker Avenue, distant 193.04 feet northerly from the corner formed by the intersection of the northerly side of Mace Avenue with the easterly side of Barker Avenue;

RUNNING THENCE easterly parallel with the northerly side of Mace Avenue and part of the distance through a party wall, 100 feet;

THENCE northerly parallel with the easterly side of Barker Avenue, 18 feet;

THENCE westerly parallel with the northerly side of Mace Avenue and part of the distance through a party wall,

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Commitment (NY)

4 of 6

RAPHAEL COLON
2514 BARKER AVENUE
BRONX, NY 10467

RICHARD VANCE
2516 BARKER AVENUE
BRONX, NY 10467

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.
c/o OFFICE OF THE SECRETARY OF STATE OF NYS
ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231-0001

STEPHEN KAUFMAN, ESQ.
REFEREE
3397 E TREMONT AVENUE
BRONX, NY 10461

BRONX COUNTY SUPREME COURT
FORECLOSURE AUCTION CLERK
851 GRAND CONCOURSE
BRONX, NY 10451

ANY AND ALL OCCUPANTS
2506 BARKER AVENUE
BRONX, NY 10467

ANY AND ALL OCCUPANTS
2514 BARKER AVENUE
BRONX, NY 10467

ANY AND ALL OCCUPANTS
2516 BARKER AVENUE
BRONX, NY 10467

ANY AND ALL OCCUPANTS
2518 BARKER AVENUE
BRONX, NY 10467

ANY AND ALL OCCUPANTS
2520 BARKER AVENUE
BRONX, NY 10467

Bc

Brandon Chavez

Sworn to before me on this 9th day

of May, 2025

Nicole DePascale
NOTARY PUBLIC

