

**NOTICE OF SALE**

SUPREME COURT COUNTY OF BRONX, WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2015-13BTT, Plaintiff, vs. NAN LEE, ET AL., Defendant(s).

Pursuant to an Order Vacating Prior Order Granting Default Judgment, Judgment of Foreclosure and Sale and for New Order Granting Default Judgment and Judgment of Foreclosure and Sale Pursuant to RPAPL 1321 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 December 9, 2024 at 2:15 p.m., premises known as 2308 Ellis Avenue, Bronx, NY 10462. 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 3830 and Lot 11. Approximate amount of judgment is \$857,920.70 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #381072/2010E. Cash will not be accepted.

Leonard C. Aloï, Esq., Referee

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