

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, SHOREHAVEN HOMEOWNERS ASSOCIATION, INC., Plaintiff,
vs. MELISSA Y. MITCHELL, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on January 7, 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 5, 2025 at 2:15 p.m., premises known as 300 Sunset Boulevard, Unit 13-300-F, Bronx, NY 10473. 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 3432 and Lot 1199 together with an undivided 0.4245 percent interest in the Common Elements. Approximate amount of judgment is \$32,613.64 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #812078/2022E.

Barry R. Fertel, Esq., Referee

The Law Offices of Ronald Francis, 30 Broad Street, 37th Floor, New York, NY 10004, Attorneys
for Plaintiff