

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF BRONX

M&T BANK

Plaintiff(s),

-against-

Angel Romero A/K/A Angel Nicholas Romero, Zenith  
Property Mgmt., Inc., New York City Department Of  
Finance, New York State Department of Taxation and  
Finance, Criminal Court of The City of New York,  
Retail Recovery Service of N.J. Inc., Sheila Van Rhyn,  
City of New York Parking Violations Bureau, City of  
New York Environmental Control Board, City of New  
York Transit Adjudication Bureau, John Smith, John  
Smith, John Smith, John Smith, Jane Smith, Maris  
Smith,

Defendant(s)

Notice of Sale

Index Number: 32055/2016E

Premises: 1118 Lydig Avenue,  
Bronx, New York 10461

NOTICE OF SALE  
SUPREME COURT - COUNTY OF BRONX

M&T BANK,

Plaintiff,

Against

Angel Romero A/K/A Angel Nicholas Romero, Zenith Property Mgmt., Inc., New York City Department Of Finance, New York State Department of Taxation and Finance, Criminal Court of The City of New York, Retail Recovery Service of N.J. Inc., Sheila Van Rhyn, City of New York Parking Violations Bureau, City of New York Environmental Control Board, City of New York Transit Adjudication Bureau, John Smith, John Smith, John Smith, John Smith, Jane Smith, Maris Smith,

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 10/31/2019, I, the undersigned Referee, will sell at public auction, at 851 Grand Concourse, Courtroom 711, Bronx, N.Y. 10451, on 4/28/2025 at 2:15 PM, premises known as 1118 Lydig Avenue, Bronx, New York 10461, and described as follows:

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, City and State of New York.

Block 4305 Lot 08

The approximate amount of the current Judgment lien is \$500,503.11 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 32055/2016E

Christopher J. Marengo, Esq., Referee.

TROMBERG, MORRIS & PARTNERS, PLLC, 39 Broadway #1250, New York, NY 10006

Dated: 3/18/2025 File Number: 40299 CA

SUPREME COURT

STATE OF NEW YORK, COUNTY OF BRONX Index Number 32055/2016E

M&amp;T BANK

Plaintiff(s),

-against-

Angel Romero A/K/A Angel Nicholas Romero, Zenith Property Mgmt., Inc., New York City  
 Department Of Finance, New York State Department of Taxation and Finance, Criminal Court  
 of The City of New York, Retail Recovery Service of N.J. Inc., Sheila Van Rhyn, City of New  
 York Parking Violations Bureau, City of New York Environmental Control Board, City of New  
 York Transit Adjudication Bureau, John Smith, John Smith, John Smith, John Smith, Jane  
 Smith, Maris Smith,

Defendant(s).

## Notice of Sale

Sheldon May & Associates, P.C.  
 Attorneys for Plaintiff  
 Office and Post Office Address  
 255 Merrick Road  
 Rockville Centre, New York 11570  
 Telephone Number  
 (516) 763 - 3200

To:

Signature pursuant to rule 130-1.1-a

  
 Print Name: Ted Eric May, Esq.

Service of a copy of the  
 within is hereby admitted.

Dated:

Attorney(s) for:

PLEASE TAKE NOTICE:

☐ NOTICE OF ENTRY

that the within is a (*certified*) true copy of a Duly entered in the office of the clerk of the within  
 named court on ,201

☐ NOTICE OF SETTLEMENT

that an order of which the within is a true copy will be presented for settlement to the Honorable  
 one of the judges of the within named court, at on 201 at .M.

Dated:

Yours, etc.  
 Sheldon May & Associates, P.C.  
 255 Merrick Road  
 Rockville Centre, New York 11570  
 (516) 763 - 3200