

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS
OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VI-A, Plaintiff,
vs. ANA T. FELIX, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale and Consolidation of Actions duly entered on September 18, 2017 and an Order Extending Sale Deadline and Amending Judgment of Foreclosure and Sale duly entered on February 19, 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 June 2, 2025 at 2:15 p.m., premises known as 2012 Benedict 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 3932 and Lot 49. Approximate amount of judgment is \$511,114.79 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #381821/2008E.

Orlando Cavallo, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for
Plaintiff. Firm File No.: 212765-1