

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST, Plaintiff, vs. RICHARD CRUZ, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on March 24, 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 252 Brinsmade Avenue, Bronx, NY 10465. 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 5593 and Lot 60. Approximate amount of judgment is \$327,790.39 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #808917/2023E.

Leticia Arzu, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 192832-5