

SUPREME COURT THE STATE OF NEW YORK:
COUNTY OF BRONX

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SUNTRUST MORTGAGE, INC.,

Index No: 32450/2016E

Plaintiff.

NOTICE OF SALE

-against-

FELIX MANJARREZ, NEW YORK CITY
PARKING VIOLATIONS BUREAU, NEW
YORK CITY ENVIRONMENTAL CONTROL
BOARD, HSBC BANK USA, NATIONAL
ASSOCIATION AS TRUSTEE FOR WELLS
FARGO ASSET SECURITIES CORPORATION
MORTGAGE ASSET-BACKED PASS
THROUGH CERTIFICATES SERIES 2007-
PA4, JANE DOE, PABLOE NIEVE, AMALIA
GUERRERO, JONATHAN RODRIGUEZ,
FRED RODRIGUEZ, EMANUEL
MANJARREZ, ROSEMARY
RUVIERA

Defendant.

-----X

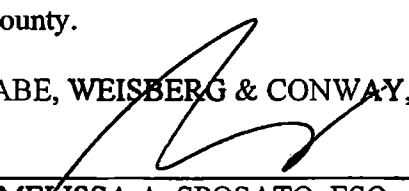
TAKE NOTICE that the within is a true copy of a Notice of Sale for 2922 Ely

Avenue, Bronx, New York 10469 in BRONX County.

McCABE, WEISBERG & CONWAY, LLC

Dated: June 16, 2023
Melville, NY

By:



MELISSA A. SPOSATO, ESQ.
Attorneys for Plaintiff
One Huntington Quadrangle, Suite 4N25
Melville, NY 11747
(631) 812-4084
(855) 845-2584 facsimile

To:
FELIX MANJARREZ
2922 Ely Avenue, Apt 2
Bronx, NY 10469

PABLOE NIEVE
2922 Ely Avenue, Apt 2
Bronx, NY 10469

AMALIA GUERRERO
2922 Ely Avenue, Apt 2
Bronx, NY 10469

JONATHAN RODRIGUEZ
2922 Ely Avenue, Apt 2
Bronx, NY 10469

FRED RODRIGUEZ
2922 Ely Avenue, Apt 2
Bronx, NY 10469

EMANUEL MANJARREZ
2922 Ely Avenue, Apt 2
Bronx, NY 10469

ROSEMARY RUVIERA
2922 Ely Avenue, Apt 2
Bronx, NY 10469

NEW YORK CITY PARKING VIOLATIONS BUREAU
100 CHURCH STREET
NEW YORK, NY 10007

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 CHURCH STREET
NEW YORK, NY 10007

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO
ASSET SECURITIES CORPORATION, MORTGAGE ASSET-BACKED PASS-THROUGH
CERTIFICATES SERIES 2007-PA4
1800 TYSON'S BOULEVARD
MCLEAN, VA 22102

JUAN HYONG SON HONG
7521 BROADWAY STE 2
ELMHURST, NY 11373-5607
Court Appointed Referee

NOTICE OF SALE
SUPREME COURT - COUNTY OF BRONX

SUNTRUST MORTGAGE INC.,

Plaintiff,

Against

FELIX MANJARREZ, ET AL.

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 02/06/2019, I, the undersigned Referee, will sell at public auction, in Courtroom 711 of the Bronx County Courthouse, 851 Grand Concourse, Bronx, NY 10451 on 7/17/2023 at 2:40pm, premises known as 2922 Ely Avenue, Bronx, NY 10469, 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 and County of Bronx, City and State of New York

Block 4796 Lot 148

The approximate amount of the current Judgment lien is \$516,509.53 plus interest and costs.

The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 32450/2016E

HYONG SON HONG, Esq., Referee.

McCabe, Weisberg & Conway, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 5/31/23 File Number: 21-300205 SH

STATE OF NEW YORK,
COUNTY OF WESTCHESTER.

AFFIDAVIT OF SERVICE
BY MAIL

Cristian Herrera being duly sworn, says: that I am over the age of eighteen years and am not a party herein, that I reside in Westchester County and that on the 20 day of June, 2023, served a copy of the within

NOTICE OF SALE

upon the parties hereinafter named at the places hereinafter stated and set opposite their name by depositing same to be properly enclosed in a post-paid, properly addressed wrapper, and deposited in an official depository under the exclusive care and custody of the United States Post Office Department within the State of New York, directed to be said parties at their last known addresses given below.

FELIX MANJARREZ
2922 Ely Avenue, Apt 2
Bronx, NY 10469

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2922 Ely Avenue, Apt 2
Bronx, NY 10469

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MCLEAN, VA 22102

JUAN HYONG SON HONG
7521 BROADWAY STE 2
ELMHURST, NY 11373-5607
Court Appointed Referee


Cristian Herrera

Sworn to me on this
20 day of June, 2023



NOTARY PUBLIC

IAN HOWARD BERMAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BE6274181
Qualified in Westchester County
Commission Expires 9/29/ 2025

Index No. 32450/2016E

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX**

SUNTRUST MORTGAGE, INC.,

PLAINTIFF,

-AGAINST-

**FELIX MANJARREZ, NEW YORK CITY PARKING
VIOLATIONS BUREAU, NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD, HSBC BANK USA,
NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS
FARGO ASSET SECURITIES CORPORATION MORTGAGE
ASSET-BACKED PASS THROUGH CERTIFICATES SERIES
2007-PA4, JANE DOE, PABLOE NIEVE, AMALIA
GUERRERO, JONATHAN RODRIGUEZ, FRED
RODRIGUEZ, EMANUEL MANJARREZ, ROSEMARY
RUVIERA**

DEFENDANT.

NOTICE OF SALE

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Attorneys for PLAINTIFF

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Melville, NY 11747

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