

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF NEW YORK, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2021-NQMIR, Plaintiff, vs. WEI FENG ZHU, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale and Decision + Order on Motion duly entered on December 28, 2023 and a Decision + Order on Motion duly entered on September 25, 2024, I, the undersigned Referee will sell at public auction at Room 116 of the New York County Courthouse, 60 Centre Street, New York, NY 10007 on February 26, 2025 at 2:15 p.m., premises known as 385 1st Avenue, Apartment 17D, New York, NY 10010. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, Block 928 and Lot 1700 together with an undivided 0.9155 percent interest in the Common Elements. Approximate amount of judgment is \$1,723,393.40 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850201/2022.

Matthew D. Hunter III, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff.

Firm File No. 223217-1