

REFEREE'S NOTICE OF SALE IN FORECLOSURE
SUPREME COURT - COUNTY OF BRONX
SELENE FINANCE LP, Plaintiff - against - ROBERT SANCHEZ, et al
Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on March 16, 2020. I, the undersigned Referee will sell at public auction in Courtroom 711, 851 Grand Concourse, Bronx, New York 10451-2937 on the 24th day of February, 2025 at 2:15 PM. 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.

Premises known as 2071 Homer Avenue, Bronx, NY 10473.
(Block: 3608, Lot: 56)

Approximate amount of lien \$374,660.17 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 32347/2016E. James U. Notice, Esq., Referee.

Stein, Wiener & Roth LLP

Attorney(s) for Plaintiff

1400 Old Country Road, Suite 315

Westbury, NY 11590

Tel. 516-742-1212 SANCHEZ-69842

Dated: December 16, 2024

During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale. Auction Locations are subject to change.

AFFIDAVIT OF MAILING

Deanna DeLessio, the undersigned, affirms pursuant to CPLR §2104, as follows:

That deponent is not a party to the action, is over 18 years of age and is an employee of Stein, Weiner & Roth, LLP.

That on December 20, 2024 deponent served a true copy of the Notice of Sale upon:

Robert Sanchez
2071 Homer Ave
Bronx, NY 10473

Robert Sanchez
3728 Bronx Boulevard
Bronx, NY 10467

Noor A. Saab, Esq.
Attorney for Defendant
Robert Sanchez
177-08 Jamaica Avenue, 2nd Floor
Jamaica, NY 11432

Joann Sanchez
2071 Horner Avenue
Bronx, NY 10473

Joann Sanchez
1403 Reed Place
Bronx, NY 10465

City of New York Department of Transportation Parking Violations Bureau
100 Church Street
New York, NY 10007

City of New York Environmental Control Board
59-17 Junction Blvd
Corona, NY 11369

City of New York Transit Adjudication Bureau
505 Fulton Street
Brooklyn, NY 11201

Internal Revenue Service-United States of America
10 Metrotech Center 5th floor 625 Fulton Street
Brooklyn, NY 11201

Preet Bharara, Esq.,
Kathleen A. Zebrowski, Esq.
Attorney for Defendant
United States of America
86 Chambers Street
New York, NY 10007

Criminal Court of the City of New York
215 East 161st Street
Bronx, NY 10451

Bronx Supreme Court
265 East 161st Street
Bronx, NY 10451

Capital One Bank
100 East Shore Drive
Glen Allen, VA 23059

Triumph Partnerships LLC
400 Technology Court
Smyrna, GA 30082

New York State Department of Taxation and Finance
P.O. Box 5149
Albany, NY 12205

Workers Compensation Board of the State of New York
20 Park Street
Albany, NY 12207

James R. McGinn, Esq.,
Attorney for Defendant
Workers Compensation
Board of the State of New York
328 State Street
Schenectady, NY 12305

New York State Department of Taxation and Finance-TCD Child Support Enforcement
P.O. Box 5350
Albany, NY 12205

RAB Performance Recoveries, LLC
10 Forest Avenue
Paramus, NJ 07652

Asset Acceptance LLC
28405 Van Dyke
Warren, MI 48093

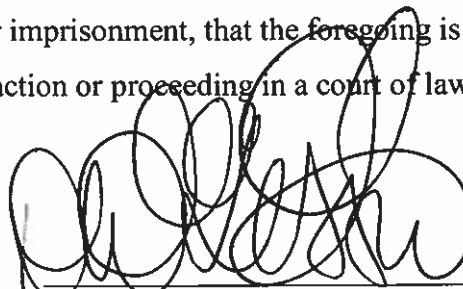
Bobby Rivera
2071 Homer Ave
Bronx, NY 10473

Jasmin Rivera
2071 Homer Ave
Bronx, NY 10473

James U. Notice, Esq., Referee
644 Soundview Avenue
Bronx, NY 10473

in this action, at the address indicated and designated for that purpose by depositing true copies of same enclosed in a post-paid properly addressed wrapper, in – a post office – depository under the exclusive care and custody of the United States Post Office Department within the State of New York.

I affirm this 20th day of December, 2024, under penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.

A handwritten signature in black ink, appearing to read 'Deanna DeLessio', written over a horizontal line.

Deanna DeLessio 69842