

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. BRIAN MULGREW, ET AL., Defendant(s).

Pursuant to an Order Amending the Caption, Confirming Referee's Report and Judgment of Foreclosure and Sale duly entered on July 18, 2024, 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 December 2, 2024 at 2:15 p.m., premises known as 236 Meagher Avenue, Unit #3, 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 5499 and Lot 1003 together with an undivided 1/6 percent interest in the Common Elements. Approximate amount of judgment is \$463,915.09 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #32614/2017E. Cash will not be accepted.

Joseph A. Carofano, Esq., Referee

Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, New York 10591, Attorneys for Plaintiff