

## NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX

UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for  
LVS Title Trust XIII, Plaintiff

AGAINST

Ana Duran, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered May 12, 2017, I, the undersigned Referee will sell at public auction at the Courtroom 711, Bronx County Supreme Court, 851 Grand Concourse, Bronx, NY on March 17, 2025 at 2:15PM, premises known as 831 Jennings Street, Bronx, NY 10459. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of the Bronx, City and State of New York, Block: 2964, Lot: 69. Approximate amount of judgment \$562,627.15 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #35036/2012E. For sale information, please visit Auction.com at [www.Auction.com](http://www.Auction.com) or call (800) 280-2832.

Leticia Arzu, Esq., Referee

Frenkel Lambert Weiss Weisman & Gordon, LLP

53 Gibson Street

Bay Shore, NY 11706

01-053093-F00