

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGEE ASSETS
MANAGEMENT SERIES I TRUST, Plaintiff

AGAINST

KEVIN MILLER AS HEIR TO THE ESTATE OF HUGH C. MILLER, WHO WAS SURVIVING SPOUSE OF
IGENA G. MILLER, TIFFANY MILLER AS ADMINISTRATOR AND HEIR TO THE ESTATE OF HUGH
C. MILLER, WHO WAS SURVIVING SPOUSE OF IGENA G. MILLER, UNKNOWN HEIRS AS HEIR TO
THE ESTATE OF HUGH C. MILLER, WHO WAS SURVIVING SPOUSE OF IGENA G. MILLER IF
LIVING, AND IF HE/SHE BE DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, CLAIMING,
OR WHO MAY CLAIM TO HAVE AN INTEREST IN, OR GENERAL OR SPECIFIC LIEN UPON THE
REAL PROPERTY DESCRIBED IN THIS ACTION; ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered September 12, 2024, I, the undersigned Referee will
sell at public auction at Courtroom 711, Bronx County Supreme Court, 851 Grand Concourse, Bronx, NY on
January 27, 2025 at 2:15PM, premises known as 4067 Baychester Avenue, Bronx, NY 10466. 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 Bronx, City and State of New York, Block 4981, Lot 159. Approximate amount of judgment
\$340,866.19 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index
#35216/2018E. The aforementioned auction will be conducted in accordance with the BRONX County COVID-
19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening
practices in effect at the time of this foreclosure sale. Only Bank or Certified check payable to the Referee will
be accepted for the downpayment. No third party check or cash will be accepted.

Frank D. Lombardi, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

18-000190

SUPREME COURT STATE OF NEW YORK
COUNTY OF BRONX

18-000190
Index No. 35216/2018E

AFFIRMATION OF SERVICE BY MAIL

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGEE ASSETS MANAGEMENT SERIES I TRUST,
Plaintiff

vs.

KEVIN MILLER AS HEIR TO THE ESTATE OF HUGH C. MILLER, WHO WAS SURVIVING SPOUSE OF IGENA G. MILLER, TIFFANY
MILLER AS HEIR TO THE ESTATE OF HUGH C. MILLER, WHO WAS SURVIVING SPOUSE OF IGENA G. MILLER, UNKNOWN
HEIRS AS HEIR TO THE ESTATE OF HUGH C. MILLER, WHO WAS SURVIVING SPOUSE OF IGENA G. MILLER IF LIVING, AND IF
HE/SHE BE DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, CLAIMING, OR WHO MAY CLAIM TO HAVE AN INTEREST
IN, OR GENERAL OR SPECIFIC LIEN UPON THE REAL PROPERTY DESCRIBED IN THIS ACTION;, ET AL, Defendant(s)

Kristen Fantry, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides
in the State of New York.

That on December 26, 2024, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names,
representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly
addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within
the State of New York.

Referee:

Frank D. Lombardi, Esq.
13 Maple Hill Drive
Mahopac, NY 10541

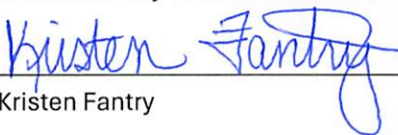
Kevin Miller
1729 East 55th Street, Apt 1
Brooklyn, NY 11234

Tiffany Miller
4067 Baychester Avenue
Bronx, NY 10466

Unknown Heirs
4067 Baychester Avenue
Bronx, NY 10466

Kathleen A Zebrowski
Attorney for Defendant United States of America acting through the IRS
86 Chambers Street
New York, NY 10007

I affirm on, December 26, 2024, under the 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.



Kristen Fantry