

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX

**U.S. BANK, N.A., AS LEGAL TITLE TRUSTEE FOR TRUMAN 2012 SC2 TITLE TRUST,
Plaintiff**

AGAINST

MOREEN FRANKSON-JAMES, MICHAEL GRAHAM, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered November 5, 2018, I, the undersigned Referee will sell at public auction at Courtroom 711, Bronx County Courthouse, 851 Grand Concourse, Bronx, NY on January 13, 2025 at 2:15PM, premises known as 4216-4218 Barnes 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 5000, Lots 54, 56. Approximate amount of judgment \$715,286.15 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #35942/2014E. 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.

Scott H. Siller, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

00-302826

SUPREME COURT STATE OF NEW YORK
COUNTY OF BRONX

00-302826

Index No. 35942/2014E

AFFIRMATION OF SERVICE BY MAIL

U.S. BANK, N.A., AS LEGAL TITLE TRUSTEE FOR TRUMAN 2012 SC2 TITLE TRUST, Plaintiff
vs.
MOREEN FRANKSON-JAMES, MICHAEL GRAHAM, 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 13, 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:

Scott H. Siller, Esq.
706 Equestrian Way
Westbury, NY 11590

Christopher Bilski, Esq.
Attorney for Defendant MOREEN FRANKSON-JAMES
2705 Eastchester Road
Bronx, NY 10469

Mark A. Rubeo, Jr., Esq.
Attorney for Defendant MICHAEL GRAHAM
151 Broadway
Hawthorne, NY 10532

I affirm on, December 13, 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