

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX

**U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff
AGAINST**

FELIX M. TIBURCIO, NIURCA TIBURCIO, ET. AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered August 22, 2024, I, the undersigned Referee will sell at public auction in Courtroom 711, Bronx County Supreme Court, 851 Grand Concourse, Bronx, NY on February 3, 2025 at 2:15PM, premises known as 1052 Grant Avenue, Bronx, NY 10456. 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 2448, Lot 6. Approximate amount of judgment \$453,470.64 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #32237/2017E. 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.

Sergio Marquez, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

16-006008

SUPREME COURT STATE OF NEW YORK
COUNTY OF BRONX

16-006008
Index No. 32237/2017E

AFFIRMATION OF SERVICE BY MAIL

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST,
SERIES 2016-CTT, Plaintiff

vs.

FELIX M. TIBURCIO, NURCA TIBURCIO, 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 January 2, 2025, 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:

Sergio Marquez, Esq.
835 Walton Avenue, Suite 4
Bronx, NY 10451

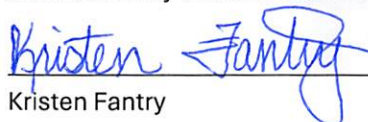
Petroff Amshen LLP
Attorney for Defendant Felix M. Tiburcio
1795 Coney Island Avenue, Third Floor
Brooklyn, NY 11230

Petroff Amshen LLP
Attorney for Defendant Niurca Tiburcio
1795 Coney Island Avenue, Third Floor
Brooklyn, NY 11230

Avinoam Y. Rosenfeld
Attorney for Defendant Grant Ave Bronx Realty Corp.
156 Harborview South
Lawrence, NY 11559

William J. Mariani, II, Esq.
Attorney for Defendant M&T Bank Corporation
One M&T Plaza, 12th Floor
Buffalo, NY 14203

I affirm on, January 2, 2025, 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