

NOTICE OF SALE SUPREME COURT BRONX COUNTY

KONDAUR CAPITAL, LLC, Plaintiff against

MARISOL ARROYO, et al Defendant(s)

Attorney for Plaintiff(s) Margolin, Weinreb & Nierer, LLP, 575 Underhill Boulevard, Suite 224, Syosset, NY 11791.

Pursuant to a Judgment of Foreclosure and Sale entered August 31, 2022, I will sell at public auction to the highest bidder at the Bronx County Courthouse, Courtroom 711 at 851 Grand Concourse, Bronx, New York on January 13, 2025 at 2:15 PM. Premises known as 1238 Prospect Avenue, 1B, Bronx, NY 10459. Block 2693 Lot 1004. All that certain plot, piece or parcel of real property, situate and being part of a condominium, in the Borough and County of Bronx, City and State of New York. Approximate Amount of Judgment is \$315,494.45 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 380184/2013E.

The foreclosure sale will be conducted in accordance with 12th Judicial District's Covid-19 Policies and the Bronx County foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.

Sergio Marquez, Esq., Referee

File # 23-1214