

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE BUNGALOW SERIES IV TRUST, Plaintiff, vs. WALI IJAAZ, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on November 9, 2018, an Addendum to Motion for Judgment of Foreclosure and Sale duly entered on February 20, 2023 and an Order to Extend Time duly entered on April 4, 2024, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451-2937 on October 7, 2024 at 2:15 p.m., premises known as 1712 and 1714 Montgomery Place, Bronx, NY 10461. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, Block 4001 and Lots 51 and 52. Approximate amount of judgment is \$549,281.98 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #35722/2014E.

Jeffrey Dinowitz, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff.

Firm File No.: 203251-1