

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LODGE SERIES III TRUST, Plaintiff, vs. DANIEL BADU, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on September 14, 2017, a Decision and Order duly entered on May 24, 2023 and a Short Form Order duly entered on June 5, 2024, I, the undersigned Referee will sell at public auction at the Bronx County Courthouse, Courtroom 607, 851 Grand Concourse, Bronx, NY 10451 on September 9, 2024 at 2:15 p.m., premises known as 823 East 218th Street, Bronx, NY 10567. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, Block 4677 and Lot 127. Approximate amount of judgment is \$969,787.64 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #381676/2010E. COVID-19 safety protocols will be followed at the foreclosure sale.

Heddyeh P. Broumand, Esq., Referee

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

Firm File No. 190809-5