

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, JPMC SPECIALTY MORTGAGE LLC, Plaintiff, vs. ARTHUR HAXHARI, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on May 23, 2017 and an Order – Appoint Referee duly entered on January 14, 2025, 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 May 5, 2025 at 2:15 p.m., premises known as 1987 Cruger Avenue, Bronx, NY 10462. 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 4257 and Lot 67. Approximate amount of judgment is \$989,493.51 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #382240/2009E. Cash will not be accepted.

Yesenia Barrantes-Isibor, Esq., Referee

Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, New York 10591,
Attorneys for Plaintiff