

## **NOTICE OF SALE**

**SUPREME COURT COUNTY OF NEW YORK**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN  
TRUST 2006-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2, Plaintiff  
AGAINST**

**REGINALD BORGELLA, ET AL., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered April 1, 2025, I, the undersigned Referee will sell at public auction at the New York County Courthouse in Room 252, located at 60 Centre Street, New York, NY on January 14, 2026 at 2:15 PM, premises known as 140 7th Avenue, Unit 7R, New York, NY 10011. All that certain plot, piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Manhattan, City of New York, County of New York, State of New York, Block 768, Lot 1203. Approximate amount of judgment \$1,043,907.05 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850069/2014.

**Scott H. Siller, Esq., Referee**

**Gross Polowy, LLC  
1775 Wehrle Drive  
Williamsville, NY 14221**

**00-299477**

SUPREME COURT STATE OF NEW YORK  
COUNTY OF NEW YORK

Index No.: 850069/2014

Client's File No.: 00-299477

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR BNC MORTGAGE LOAN TRUST  
2006-2, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-2, Plaintiff

vs.

REGINALD BORGELLA, ET AL., Defendant(s)

**AFFIRMATION OF SERVICE BY MAIL**

Cassidy Ertel, 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 December 15, 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:

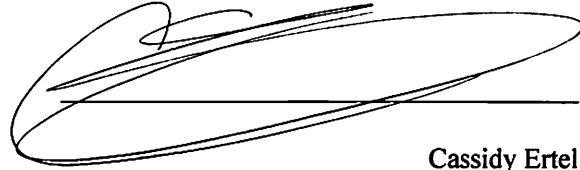
Scott H. Siller, Esq.  
706 Equestrian Way,  
Westbury, NY 11590

Charles C. Liechtung, Esq  
Attorney for Defendant Reginald Borgella  
515 Rockaway Avenue  
Valley Stream, NY 11581

Chelsea NY APT LLC  
140 7th Avenue  
New York, NY 10011

Jose Albato Saladin, Esq  
Attorney for Defendant Board Of Managers Of  
The Chadwin House Condominium  
60 East 42nd Street, 16th Floor  
New York, NY 10165

I affirm on December 15, 2025 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action or proceeding in a court of law.



Cassidy Ertel