

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-NC2 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-NC2, Plaintiff

AGAINST

MARJORIE ETIENNE, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered May 21, 2019, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, New York on February 6, 2026 at 10:00 AM, premises known as 224-20 141st Avenue, Laurelton, NY 11413. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 13152, Lot 55. Approximate amount of judgment \$966,785.13 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #713162/2017.

Jerry A Merola, Esq., Referee

Gross Polowy, LLC  
1775 Wehrle Drive  
Williamsville, NY 14221

17-002280