

NOTICE OF SALE SUPREME COURT BRONX COUNTY

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CH2 ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2006-CH2, Plaintiff against

TARA ORTIZ AS CO EXECUTRIX TO THE ESTATE OF JOHN ORTIZ, et al Defendant (s)

Attorney for Plaintiff(s) Margolin, Weinreb & Nierer, LLP, 575 Underhill Boulevard, Suite 224, Syosset, NY 11791.

Pursuant to a Judgment of Foreclosure and Sale entered August 14, 2025, and amended on September 4, 2025, I will sell at public auction to the highest bidder at the Bronx County Courthouse, Courtroom 711 at 851 Grand Concourse, Bronx, New York on November 10, 2025 at 2:15 PM. Premises known as 1 Patricia Lane, Unit 401, Bronx, NY 10465. Block 5519 Lot 1033. 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. Approximate Amount of Judgment is \$757,870.87 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 35712/2018E.

The foreclosure sale will be conducted in accordance with 12th Judicial District's Covid-19 Policies and the Bronx County foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.

Jeffrey Dinowitz, Esq., Referee

File # 17-0488