

## NOTICE OF SALE

SUPREME COURT- COUNTY OF BRONX

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE  
TRUST 2007-S3, Plaintiff,  
AGAINST  
WANYS MARTINEZ, et al. Defendant(s)

Pursuant to a judgment of foreclosure and sale duly entered on February 25, 2020.

I, the undersigned Referee, will sell at public auction in courtroom 711 of the Bronx County Supreme Court, 851 Grand Concourse, Bronx, NY 10451 on October 7, 2024 at 2:15 PM premises known as 1193 Nelson Ave, Bronx, NY 10452.

Please take notice that this foreclosure auction shall be conducted in compliance with the Foreclosure Auction Rules for Bronx County, and the COVID 19 Health Emergency Rules, including proper use of masks and social distancing.

All that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of the Bronx, County of the Bronx, City and State of New York. Block 2516 and Lot 147.

Approximate amount of judgment \$783,697.95 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #32796/2017E.

Sylvia E. Di Pietro, Esq., Referee,  
Aldridge Pite, LLP - Attorneys for Plaintiff - 40 Marcus Drive, Suite 200, Melville, NY 11747