

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-NC2, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-NC2, Plaintiff, vs. JOSEPH LAFONTANT, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on February 23, 2018, an Order to Amend Pleadings, Order of Reference, Judgment of Foreclosure and Sale and All Other Papers Nunc Pro Tunc duly entered on March 7, 2022 and an Order Modifying Entered Judgment of Foreclosure and Sale to Appoint a Substitute Depository Bank duly entered on November 20, 2023, I, the undersigned Referee will sell at public auction on the outside steps of the Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on September 20, 2024 at 10:00 a.m., premises known as 125-12 Nepton Street a/k/a 12512 Nepton Street, Springfield Gardens, NY 11413. 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 Queens, City and State of New York, Block 12721 and Lot 1. Approximate amount of judgment is \$682,432.41 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #708542/2021. The Referee shall comply with the Eleventh Judicial District's COVID-19 policies concerning public auctions of foreclosed properties. These policies, along with the Queens County Foreclosure's Auction Rules, can be found on the Queens Supreme Court - Civil Term website.

Guy R. Vitacco, Jr., Esq., Referee

Eckert Seamans Cherin & Mellott, LLC, 10 Bank Street, Suite 700, White Plains, New York 10606,
Attorneys for Plaintiff