

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

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

AGAINST

SABINO CONTRERAS, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered September 27, 2023, 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 September 27, 2024 at 11:00AM, premises known as 21 Van Brunt Road, Broad Channel, NY 11693. 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 15485, Lot 6. Approximate amount of judgment \$221,736.36 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #714340/2018. The aforementioned auction will be conducted in accordance with the QUEENS County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Michael A. Cervini, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

18-005707