

NOTICE OF SALE SUPREME COURT BRONX COUNTY

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff against

OLIVER NICHOLSON, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF
IRIS R. NICHOLSON A/K/A IRIS NICHOLSON, et al Defendant(s)

Attorney for Plaintiff(s) Fein Such & Crane, LLP, 28 East Main Street, Suite 1800,
Rochester, NY 14614.

Pursuant to a Judgment of Foreclosure and Sale entered February 21, 2020, 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 February 24, 2025 at 2:15 PM. Premises known as 824 Leland Avenue, Unit 15C, Bronx, NY 10473 a/k/a 824 C Leland Avenue, Unit 15C, Bronx, NY 10473. Block 3643 Lot 1045. 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 \$77,276.42 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 35957/2015E.

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.

Christopher Marengo, Esq., Referee

File # CHJNY489