

**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, vs. RODRIGO CURBELO, ET AL., Defendant(s).

Pursuant to a Default Judgment and Judgment of Foreclosure and Sale duly entered on October 25, 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 August 30, 2024 at 10:00 a.m., premises known as 23-94 32nd Street, Astoria, NY 11105. 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 835 and Lot 157. Approximate amount of judgment is \$381,229.94 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #708279/2023. 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.

Tanya Hobson-Williams, Esq., Referee

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