

NOTICE OF SALE SUPREME COURT RICHMOND COUNTY

CHASE MORTGAGE HOLDINGS, INC. S/B/M TO JPMC SPECIALTY MORTGAGE LLC, Plaintiff against

MICHAEL O'KEEFE A/K/A MICHAEL OKEEFE, 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 August 8, 2024, I will sell at public auction to the highest bidder at County Court House, 18 Richmond Terrace, Room 112, Staten Island, NY 10301 on October 10, 2024 at 10:00 AM. Premises known as 74 Steele Avenue, Staten Island, NY 10306. Block 3629 Lot 20. All that certain plot, piece or parcel of land, thereon erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York. Approximate Amount of Judgment is \$494,875.78 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 135218/2022.

The foreclosure sale will be conducted in accordance with 13th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.

Jamie Minchew, Esq., Referee

File # CHNY1107