

REFEREE'S NOTICE OF SALE IN FORECLOSURE

SUPREME COURT - COUNTY OF QUEENS

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff - against - BRANDON D. KYTE A/K/A BRANDON KYLE, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on September 3, 2025. I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25 on the 21st day of November, 2025 at 10:00 AM. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the 4th Ward, Borough and County of Queens, City and State of New York.

Premises known as 11417 158th Street, Jamaica, NY 11434 aka 114-17 158th Street, Jamaica, NY 11434.

(Block: 12195, Lot: 62)

Approximate amount of lien \$453,605.48 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 725920/2022. Scott H. Siller, Esq., Referee.

McCalla Raymer Leibert Pierce, LLC

Attorney(s) for Plaintiff  
420 Lexington Avenue, Suite 840  
New York, NY 10170  
Tel. 347/286-7409  
For sale information, please visit Auction.com at [www.Auction.com](http://www.Auction.com) or call (800) 280-2832

Dated: September 8, 2025

**During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.**