

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

JPMorgan Chase Bank, National Association, Plaintiff

AGAINST

Daniel Braun a/k/a Daniel W. Braun, if he be living or dead, his spouse, heirs, devisees, distributees and successors in interest, all of whom and whose names and places of residence are unknown to Plaintiff; Donna Braun; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered December 27, 2019, amended November 17, 2023 and June 6, 2025, 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 August 1, 2025, at 10:00AM, premises known as 39-09 212th Street, Bayside, NY 11361. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Third Ward of the Borough and County of Queens, City and State of New York, Block 6236 Lot 73. Approximate amount of judgment \$355,097.47 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 710409/2017.

Irene Mattone, Esq., Referee

LOGS Legal Group LLP f/k/a Shapiro, DiCaro & Barak, LLC  
Attorney(s) for the Plaintiff  
175 Mile Crossing Boulevard  
Rochester, New York 14624  
(877) 430-4792

Dated: June 13, 2025

For sale information, please visit [www.Auction.com](http://www.Auction.com) or call (800) 280-2832