

NOTICE OF SALE

SUPREME COURT- COUNTY OF QUEENS

J.P. MORGAN MORTGAGE ACQUISITION CORP., Plaintiff,
AGAINST
CHIYA YOSOPOV, et al. Defendant(s)

Pursuant to a judgment of foreclosure and sale duly entered on April 23, 2025.

I, the undersigned Referee, will sell at public auction at the Courtroom 25 of the Queens Supreme Court, located at 88-11 Sutphin Boulevard, 2nd Floor, Jamaica, NY 11435 on July 11, 2025 at 10:00 AM premises known as 13842 76th Avenue, Flushing, NY 11367 A/K/A 138-42 76th Avenue, Queens, NY 11367.

Please take notice that this foreclosure auction shall be conducted in compliance with the Foreclosure Auction Rules for Queens County, and the COVID 19 Health Emergency Rules, including proper use of masks and social distancing.

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 6606 and Lot 59.

Approximate amount of judgment \$1,479,131.59 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #721505/2023.

Scott H. Siller, Esq., Referee,
Aldridge Pite, LLP - Attorneys for Plaintiff - 40 Marcus Drive, Suite 200, Melville, NY 11747