

## NOTICE OF SALE SUPREME COURT QUEENS COUNTY

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff against

ADAM D. MELKONIAN, et al Defendant(s)

Attorney for Plaintiff(s) Parker Ibrahim & Berg LLP, 5 Penn Plaza, Suite 2371, New York, NY 10001.

Pursuant to a Judgment of Foreclosure and Sale entered October 16, 2024, I will sell at public auction to the highest bidder at the Queens County Supreme Court, Courtroom #25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on August 15, 2025 at 10:00 AM. Premises known as 41-26 52nd Street, Woodside, New York 11377. Block 1314 Lot 36. All that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York. Approximate Amount of Judgment is \$1,046,552.40 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 717978/2017.

The foreclosure sale will be conducted in accordance with 11th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. Referee will only accept a certified bank check made payable to the referee.

Nicholas Perciballi, Esq., Referee

File # 1170.0032