

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

JPMorgan Chase Bank, National Association, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (The "Savings Bank") from The Federal Deposit Insurance Corporation, acting as receiver for The Savings Bank and pursuant to its authority under The Federal Deposit Insurance Act, 12 U.S.C. §1821(D), Plaintiff  
  
AGAINST

Richard Valencia; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered September 20, 2024 I, the undersigned Referee, will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Boulevard, Jamaica, NY 11435, on the second floor in Courtroom 25 on January 17, 2025 at 10:00AM, premises known as 89-16 88th Street, Woodhaven, NY 11421. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Queens, City and State of NY, Block 8969 Lot 108. Approximate amount of judgment \$916,280.57 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 712761/2020. The auction will be conducted pursuant to the COVID-19 Policies Concerning Public Auctions of Foreclosed Property established by the 11th Judicial District. Janet L. Brown, 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: October 14, 2024

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