

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, J.P. MORGAN MORTGAGE ACQUISITION CORP.,  
Plaintiff, vs. CAMPBELL EMANUEL, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on March 20, 2024, 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, NY 11435 on January 10, 2025 at 11:00 a.m., premises known as 63-10 Beach Channel Drive, Arverne, NY 11692. 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 16037 and Lot 73. Approximate amount of judgment is \$512,624.91 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #705904/2023.

James S. Yoh, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff.

Firm File No. 242045-1