

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION,

-against-

JOHN DERGOSITS, ET AL.

### NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in the Office of the Clerk of the County of Queens on January 13, 2025, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the Plaintiff and JOHN DERGOSITS, ET AL. are the Defendant(s). I, the undersigned Referee, will sell at public auction at the QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD, COURTROOM 25, JAMAICA, NY 11435, on April 11, 2025 at 10:00AM, premises known as 41-33 PARSONS BOULEVARD, UNIT 8A, FLUSHING, NY 11355; and the following tax map identification: 5051-1118.

**THE UNIT KNOWN AS UNIT NO. 8A (THE "UNIT") IN THE PREMISES KNOWN AS AND BY 33 PARSONS PLAZA CONDOMINIUM AND LOCATED AT 41-33 PARSONS BOULEVARD, FLUSHING, NEW YORK, 11355 QUEENS COUNTY, CITY AND STATE OF NEW YORK DESIGNATED AND DESCRIBED AS UNIT NO. 8A IN THE DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP OF THE BUILDING AND THE LAND ON WHICH IT IS ERECTED (HEREINAFTER CALLED THE "PROPERTY"), UNDER THE CONDOMINIUM ACT OF THE STATE OF NEW YORK (ARTICLE 9-B OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK)**

**TOGETHER WITH AN UNDIVIDED 5.2632% INTEREST IN THE COMMON ELEMENTS OF THE PROPERTY (HEREINAFTER CALLED THE "COMMON ELEMENT").**

**ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF QUEENS, CITY AND STATE OF NEW YORK**

Premises will be sold subject to provisions of filed Judgment Index No.: 700901/2023. Lamont Ramsey Bailey, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**



22-085022 - StM

