

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

JPMORGAN CHASE BANK, N.A., Plaintiff

AGAINST

CHERER SAINTE AS ADMINISTRATOR OF THE ESTATE OF FABIOLA TELASCO; ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered January 31, 2014, 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, New York on February 7, 2025 at 11:00AM, premises known as 19920 115th Avenue a/k/a 199-20 115th Avenue, Saint Albans, NY 11412. 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 New York, Block: 11040 Lot: 45. Approximate amount of judgment \$265,009.91 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #700865/2022. The aforementioned auction will be conducted in accordance with the QUEENS County COVID-19 Protocols located on the Office of Court Administration (OCA) website (<https://ww2.nycourts.gov/Admin/oca.shtml>) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. For sale information, please visit Auction.com at [www.Auction.com](http://www.Auction.com) or call (800) 280-2832.

William T. Driscoll, Esq., Referee

Fein, Such & Crane, LLP

28 East Main Street

Rochester, NY 14614

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