

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. LUNAMATIE NABIJOHN, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on September 18, 2019 and the short form order entered on May 17, 2024, I, the undersigned Referee will sell at public auction on the second floor in Courtroom 25 Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY 11435 on January 3, 2025, at 10:00 AM, premises known as 193-18 NASHVILLE BOULEVARD, SPRINGFIELD GARDENS, NY 11413. 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: 12730, Lot: 11. Approximate amount of judgment is \$514,685.72 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 704224/2013.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee. All parties shall comply with the Eleventh Judicial District's COVID-19 Policies concerning Public Auctions of foreclosed properties. These policies, along with the Queens County Foreclosure Auction Rules, can be found on the Queens Supreme Court - Civil Term Website

(https://www.nycourts.gov/LegacyPDFS/COURTS/11jd/supreme/civilterm/partrules/Foreclosure_Auction_Rules.pdf)

STEPHANIE GOLDSTONE, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff



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**SCHEDULE A
DESCRIPTION OF MORTGAGED PREMISES**



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, bounded and described as follows:

BEGINNING at a point on the southeasterly side of Nashville Boulevard (60 feet) distant 160 feet northeasterly from the corner formed by the intersection of the southeasterly side of Nashville Boulevard with the northeasterly side of 193rd Street (60 feet wide);

RUNNING THENCE southeasterly at right angles to the southeasterly side of Nashville Boulevard, 100 feet;

THENCE northeasterly parallel with the southeasterly side of Nashville Boulevard, 40 feet;

THENCE northwesterly at right angles to the southeasterly side of Nashville Boulevard, 100 feet to the southeasterly side of Nashville Boulevard; and

THENCE southwesterly along the southeasterly side of Nashville Boulevard, 40 feet to the point or place of BEGINNING.