

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS**

-----X
J.P. MORGAN MORTGAGE ACQUISITION CORP,
Plaintiff,

-against-

Index No.: 701714/2017

JACQUELINE TAMAKLO; NEW YORK CITY PARKING
VIOLATIONS BUREAU; NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD; JANE SMITH
(NAME REFUSED); JANE SMITH (NAME REFUSED)
Defendants.

NOTICE OF SALE

-----X
SIRS:

Pursuant to a Judgment of Foreclosure and Sale in the above-entitled action dated and entered herein September 14, 2021, MICHAEL F. MONGELLI, II, ESQ. will sell in one parcel at public auction on the 2nd day of MAY, 2025 at 10:00 AM, the premises directed by said Judgment to be sold at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY. Said premises is commonly known as, 309 BEACH 71ST STREET, FAR ROCKAWAY, NY 11692.

SEE ATTACHED SCHEDULE "A"

The approximate amount of the Judgment is \$594,737.45 plus interest thereon from January 20, 2019, together with costs, allowances, attorney's fees and expenses of sale as awarded by the Court in said Judgment.

Dated: April 17, 2025
White Plains, New York

MICHAEL F. MONGELLI, II, ESQ.
Referee

KOSTERICH & SKEETE, LLC

/s/ Arnelle Calixte
Attorneys for Plaintiff
707 Westchester Ave, Suite 302
White Plains, New York 10604
914-395-0055

Schedule A Description

Number NW 05-7548Q

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ALL that certain plot, piece or parcel of land situate lying and being in the Borough and County of Queens, City and State of New York, known and designated as Lot Numbered 24 and the Northerly one half of lot Numbered 25 on a certain map entitled, " map "A" of Somerville Realty Company, Arverne" and filed in the Office of the Clerk, now Register of Queens County on March 26th , 1909, as Map No. 373, which lot and part of lot, taken together, are bounded and described as follows:

BEGINNING at a point on the Westerly side of Summerfield Avenue, now known as Beach 70th Street, distant 480 feet Southerly from the corner formed by the intersection of the Westerly side of Summerfield Avenue with the Southerly side of Amstel Boulevard, now known as Beach Channel Drive;

RUNNING THENCE Westerly at right angles to Beach 70th Street, 95 feet;

THENCE Southerly parallel with Beach 70th Street, 30 feet;

THENCE Easterly at right angles to Beach 70th Street, 95 feet to the Westerly side of Summerfield Avenue ;

THENCE Northerly along the Westerly side of Beach 70th Street, 30 feet to the point or place of BEGINNING.

For Conveyance Only

Together with all right, title and interest of, in and to any streets and roads abutting the above described premises.

Our policies of title insurance including such buildings and improvements thereon which by law constitute real property, unless specifically excepted therein. Now is the time to determine whether we have examined all the property and easements you desire to be insured; if there are appurtenant easements to be insured please request such insurance.

In some cases, our rate manual provides for an additional charge for such insurance.

INSURED

Teer
family dwelling

SUPREME COURT - COUNTY OF QUEENS.

J.P MORGAN MORTGAGE ACQUISITION CORP., Plaintiff -against- JACQUELINE TAMAKLO, et al
Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated September 14,
2021, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-
11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY on May 2, 2025 at 10:00 a.m. premises
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 westerly side of Summerfield Avenue, now known as
Beach 70th Street, distant 480 feet southerly from the corner formed by the intersection of the westerly side
of Summerfield Avenue with the southerly side of Amstel Boulevard; being a plot 95 feet by 30 feet by 95
feet by 30 feet. Block: 16083 Lot: 30

Said premises known as 309 BEACH 71ST STREET, FAR ROCKAWAY, NY 11692

Approximate amount of lien \$594,737.45 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 701714/2017.

MICHAEL F. MONGELLI, II, ESQ., Referee

Kosterich & Skeete, LLC

Attorney(s) for Plaintiff

707 Westchester Ave, Suite 302, White Plains, NY 10604

{* NEWSDAY QU*}