

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR INDYMAC INDX
MORTGAGE LOAN TRUST 2006-AR35, MORTGAGE PASS-THROUGH CERTIFICATES
SERIES 2006-AR35,

-against-

DEREK KELLEY, ET AL.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure and entered in the Office of the Clerk of the County of Queens on July 15, 2025, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR35, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR35 is the Plaintiff and DEREK KELLEY, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, on 10/31/2025 at 10:00AM, premises known as 123-20 IRWIN PLACE, JAMAICA, New York 11434; and the following tax map identification, -12483-17.

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,

Premises will be sold subject to provisions of filed Judgment Index No.: 713486/2018. Frances Yvette Ruiz, 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.**



17-055242 - StM

