

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-13, Plaintiff, vs. ROSA A. DURAN, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on August 5, 2025 I, the undersigned Referee will sell at public auction on the second floor in Courtroom 25 of the Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY 11435, on November 14, 2025 at 10:00 AM, premises known as 89-37 85TH STREET, WOODHAVEN, NY 11421. All that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward of the Borough of Queens, in the County of Queens, City and State of New York, Block: 8967 , Lot: 39. Approximate amount of judgment is \$839,554.92 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 713135/2023.

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.

For Sale information, please visit Auction.com at [www.Auction.com](http://www.Auction.com) or call (800) 280-2832.

MICHAEL ANDREW CERVINI, Esq., Referee

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

## SCHEDULE A

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward of the Borough of Queens, in the County of Queens, City and State of New York, known and designated as and by the lot number 15 in Block number 12 as laid down on a certain map entitled, "Map of Wyckoff Park 4th Ward, Borough of Queens, New York City" surveyed February, 1909 by James F. Deehan, C.E. and filed in the Office of the Clerk, now Register, Queens County on 4/14/1909 as Map No. 911, said lot with reference to said map being more particularly described as follows:

BEGINNING at a point on the Easterly side of 85th Street (formerly Yarmouth Street) distant 410 feet Southerly along the same from the corner formed by the intersection of the Easterly side of 85th Street with the Southerly side of 89th Avenue (formerly Sterling Street);

RUNNING THENCE Easterly at right angles to the said Easterly side of 85th Street, 100 feet;

RUNNING THENCE Southerly parallel with the said Easterly side of 85th Street, 20 feet;

RUNNING THENCE Westerly again at right angles to the said Easterly side of 85th Street and part of the distance through a party wall, 100 feet to the said Easterly side of 85th Street;

RUNNING THENCE Northerly along the said Easterly side of 85th Street, 20 feet to the point or place of BEGINNING.

TOGETHER with an easement and right of way over the southerly 3 feet 8 inches of the premises immediately adjoining on the north as and for a driveway to the garage in the rear of the above described premises and SUBJECT to an easement and right of way over the northerly 3 feet of the premises herein described as and for a driveway to the garage in the rear of the premises adjoining on the north in favor of said premises.

SAID PREMISES being known as 89-37 85th Street, Woodhaven, N.Y.