

## 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 2004-15, Plaintiff,  
AGAINST  
MELCHOR H. GARITA, et al. Defendant(s)

Pursuant to a judgment of foreclosure and sale duly entered on July 14, 2025.

I, the undersigned Referee, will sell at public auction at the Courtroom 25 of the Queens Supreme Court, located at 88-11 Sutphin Boulevard, 2nd Floor, Jamaica, NY 11435 on September 26, 2025 at 11:00 AM premises known as 114-35 Inwood St, Jamaica, NY 11436.

Please take notice that this foreclosure auction shall be conducted in compliance with the Foreclosure Auction Rules for Queens County, and the COVID 19 Health Emergency Rules, including proper use of masks and social distancing.

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. Section 4, Block 11976 and Lot 53.

Approximate amount of judgment \$620,669.95 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #704297/2013.

Oksana Pelekh, Esq., Referee,  
Aldridge Pite, LLP - Attorneys for Plaintiff - 40 Marcus Drive, Suite 200, Melville, NY 11747