

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 THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-17, Plaintiff -against- JAMES J. MELENDEZ AKA JAMES MELENDEZ, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated November 19, 2018 and entered on December 7, 2018, 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 December 5, 2025 at 11:00 a.m. premises situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, bounded and described as follows: BEGINNING at a point on the northerly side of Austin Street, distant 333.48 feet easterly from the corner formed by the intersection of the easterly side of Eliot Avenue and the northerly side of Austin Street; being a plot 149.74 feet by 23.25 feet by 149.74 feet by 23.25 feet.

Block: 3090 Lot: 53

Said premises known as 61-35 AUSTIN STREET, REGO PARK, NY

Approximate amount of lien \$574,498.95 plus interest & costs.

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

Index Number 700322/2018.

LAWRENCE M. LITWACK, ESQ., Referee

DRUCKMAN LAW GROUP PLLC

Attorney(s) for Plaintiff

242 Drexel Avenue, Westbury, NY 11590

For sale information, please visit www.Auction.com or call (800) 280-2832.

DLG 37595

{* NY POST*}