

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-SD4, Plaintiff against

JYNELL ROLLINS, et al Defendant(s)

Attorney for Plaintiff(s) Leopold & Associates, PLLC, 80 Business Park Drive, Suite 110, Armonk, NY 10504.

Pursuant to a Judgment of Foreclosure and Sale entered November 24, 2025, I will sell at public auction to the highest bidder at the Queens County Supreme Court, Courtroom #25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on January 16, 2026 at 11:00 AM. Premises known as 204-05 115th Avenue, St. Albans, NY 11412. Block 11021 Lot 7. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, lying and being in the Fourth Ward of the Borough of Queens, City and State of New York. Approximate Amount of Judgment is \$698,808.73 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 710627/2019.

The foreclosure sale will be conducted in accordance with 11th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. Referee will only accept a certified bank check made payable to the referee.

Autrey Glen Johnson, Esq., Referee

File # 8986695