

SUPREME COURT OF THE STATE OF NEW YORK

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 2007-1

Plaintiff(s),

-against-

Yamell R. Santiago; Commissioner of Social Services  
of the City of New York Social Services District; New  
York City Environmental Control Board; New York  
City Parking Violations Bureau; , John Doe (name  
refused)

Defendant(s)

Notice of Sale

Index Number: 712676/2018

Premises: 111-50 122 St, South  
Ozone Park, NY 11420

NOTICE OF SALE  
SUPREME COURT - COUNTY OF QUEENS

The Bank of New York Mellon FKA The Bank of Notice of Submission of Order New York, as  
Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-1,

Plaintiff,

Against

Yamell R. Santiago; Commissioner of Social Services of the City of New York Social Services  
District; New York City Environmental Control Board; New York City Parking Violations  
Bureau; John Doe (name refused)

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 03/30/2022, I, the undersigned  
Referee, will sell at public auction, at the Queens County Supreme Courthouse located at 88-11  
Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25, on 2/6/2026 at 11:00  
AM, premises known as 111-50 122 St., South Ozone Park, NY 11420, and described as follows:  
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.

Block 11626 Lot 31

The approximate amount of the current Judgment lien is \$1,012,846.80 plus interest and costs.  
The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and  
Sale; Index # 712676/2018

Richard M. Gutierrez, Esq., Referee.

SHELDON MAY & ASSOCIATES Attorneys at Law, 255 Merrick Road, Rockville Centre, NY  
11570

Dated: 11/26/2025 File Number: 34293 CA

SUPREME COURT

STATE OF NEW YORK, COUNTY OF QUEENS Index Number 712676/2018

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Plaintiff(s),

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Yamell R. Santiago; Commissioner of Social Services of the City of New York Social Services District; New York City Environmental Control Board; New York City Parking Violations Bureau; , John Doe (name refused)

Defendant(s).

Notice of Sale

Sheldon May & Associates, P.C.  
Attorneys for Plaintiff  
Office and Post Office Address  
255 Merrick Road  
Rockville Centre, New York 11570  
Telephone Number  
(516) 763 - 3200

To:

Signature pursuant to rule 130-1.1-a

Print Name: Ted Eric May, Esq.

Service of a copy of the  
within is hereby admitted.

Dated:

Attorney(s) for:

PLEASE TAKE NOTICE:

☐ NOTICE OF ENTRY

that the within is a (*certified*) true copy of a Duly entered in the office of the clerk of the within  
named court on ,201

☐ NOTICE OF SETTLEMENT

that an order of which the within is a true copy will be presented for settlement to the Honorable  
one of the judges of the within named court, at on 201 at .M.

Dated:

Yours, etc.  
Sheldon May & Associates, P.C.  
255 Merrick Road  
Rockville Centre, New York 11570  
(516) 763 - 3200