

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-  
10

Plaintiff(s),

-against-

Yves-Merry Telemaque; Commissioner of Social  
Services of the City of New York Social Services  
District; Discover Bank; Estate of Cleo Veal, by Pub  
admin of Queens; New York State Department of  
Taxation and Finance; Bank of New York Mellon,  
John Doe and New York City Parking Violations  
Bureau,

Defendant(s)

Notice of Sale

Index Number: 721638/2019

Premises: 116-52 218th St, Cambria  
Heights, NY 11411

NOTICE OF SALE  
SUPREME COURT - COUNTY OF QUEENS

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certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-10

Plaintiff,

Against

Yves-Merry Telemaque; Commissioner of Social Services of the City of New York Social  
Services District; Discover Bank; Estate of Cleo Veal, by Pub admin of Queens; New York  
State Department of Taxation and Finance; Bank of New York Mellon, John Doe and New  
York City Parking Violations Bureau

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 06/30/2025, 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 9/26/2025 at  
10:00AM, premises known as 116-52 218th St., Cambria Heights, NY 11411, 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 11318 Lot 3

The approximate amount of the current Judgment lien is \$885,433.77 plus interest and costs.  
The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and  
Sale; Index # 721638/2019

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

Michael A. Cervini, Esq., Referee.

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

Dated: 7/24/2025 File Number: 36774 CA

## SUPREME COURT

STATE OF NEW YORK, COUNTY OF QUEENS Index Number 721638/2019

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Plaintiff(s),

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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