

NOTICE OF SALE SUPREME COURT KINGS COUNTY

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 2004-9, Plaintiff against

SOFEI DIAZ, et al Defendant(s)

Attorney for Plaintiff(s) Stern & Eisenberg, P.C., 20 Commerce Drive, Suite 230,
Cranford, NJ 07016 and 1131 Route 55, Suite 1, Lagrangeville, NY 12540.

Pursuant to a Judgment of Foreclosure and Sale entered August 4, 2023, I will sell at public auction to the highest bidder at Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, New York, 11201 on January 30, 2025 at 2:30 PM. Premises known as 2306 Quentin Road, Brooklyn, NY 11229. Block 6806 Lot 2. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Thirty-First Ward of the Borough of Brooklyn, in the City of New York, County of Kings, and State of New York. Approximate Amount of Judgment is \$839,134.19 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 503306/2016.

During the COVID-19 health emergency, Bidders are required to comply with all governmental health requirements in effect at the time of the sale including but not limited to wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Should a bidder fail to comply, the Referee may refuse to accept any bid, cancel the closing and hold the bidder in default. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.

For sale information, please visit [Servicelinkauction.com](https://www.servicelinkauction.com)
or call (866) 826-1670.

Doron Leiby, Esq., Referee

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KINGS COUNTY CLERK

File # 700.000104-1