

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC. CHL MORTGAGE PASS-THROUGH TRUST 2006-OA5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA5, Plaintiff, vs. LUIS CRESPO, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 12, 2024, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on January 24, 2025 at 11:00 a.m., premises known as 145-31 Lakewood Avenue, Jamaica, NY 11435. 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 10081 and Lot 26. Approximate amount of judgment is \$937,143.92 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #707721/2019.

Norman Williams, Jr., Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff.

Firm File No. 181888-1