

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

The Bank of New York Mellon fka The Bank of New York, as trustee, for CWMBS Reperforming  
Loan REMIC Trust Certificates, Series 2005-R1, Plaintiff

AGAINST

Jacqueline Townsend; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered October 9, 2024 I, the undersigned Referee, will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Boulevard, Jamaica, NY 11435, on the second floor in Courtroom 25 on February 28, 2025 at 10:00AM, premises known as 137-17 Carson Street, Laurelton, NY 11413-2234. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Queens, City and State of NY, Block 13030 Lot 22. Approximate amount of judgment \$494,657.70 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 703766/2014. The auction will be conducted pursuant to the COVID-19 Policies Concerning Public Auctions of Foreclosed Property established by the 11th Judicial District.

Elizabeth Gill, Esq., Referee

LOGS Legal Group LLP f/k/a Shapiro, DiCaro & Barak, LLC  
Attorney(s) for the Plaintiff  
175 Mile Crossing Boulevard  
Rochester, New York 14624  
(877) 430-4792

Dated: December 17, 2024