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Rochester, NY 14604



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November 8, 2024

Paul Bennett
3330 Gunther Avenue
Bronx, NY 10453

Michele Miles
1737 Popham Avenue 3rd Floor
Bronx, NY 10453

Paul Bennett
3942 Paulding Avenue
Bronx, NY 10466

Occupant
1737 Popham Ave.,
Bronx, NY 10453

Liberty Costa
1737 Popham Avenue 2nd Floor
Bronx, NY 10453

Michael H. Aspinall, Esq.
Court-Appointed Referee
903F Sheridan Avenue
Bronx, NY 10451

Re: The Bank of New York Mellon, etc. vs. Paul Bennett, et al.
Index #: 16715/2007E

Dear Sir or Madam:

Enclosed please find a copy of the Notice of Sale in regards to the above referenced matter.

Thank you.

Very truly yours,
WOODS OVIATT GILMAN LLP

Amanda Sims

Amanda Sims
Clerk

This letter is an attempt to collect a debt. Any information will be used for that purpose.

101361-2
The Bank of New York Mellon, etc. v. Paul Bennett, et al.
Bronx County Supreme Court, Index #: 16715/2007E

STATE OF NEW YORK
SUPREME COURT: COUNTY OF BRONX

THE BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-13,

**NOTICE OF SALE IN
FORECLOSURE**

Plaintiff,

v.

PAUL BENNETT, ET AL,

Defendants.

PLEASE TAKE NOTICE THAT

In pursuance of a Judgment of Foreclosure and Sale entered in the Office of the County Clerk of Bronx County on December 23, 2016, I, Michael H. Aspinall, Esq., the Referee named in said Judgment, will sell in one parcel at public auction on December 9, 2024 at Room 605 of the Bronx County Courthouse, 851 Grand Concourse, Bronx, NY 10451, at 02:15 PM the premises described as follows:

1737 Popham Avenue
Bronx, NY 10453
Block 2877 Lot 404

ALL THAT TRACT OR PARCEL OF LAND situate in the Borough and County of the Bronx, City and State of New York.

The premises are sold subject to the provisions of the filed judgment, Index No. 16715/2007E in the amount of \$654,696.47 plus interest and costs. The aforementioned auction will be conducted in accordance with the Court System's COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Woods Oviatt Gilman LLP
Attorneys for Plaintiff
500 Bausch & Lomb Place
Rochester, NY 14604
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