

## 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  
CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-15, Plaintiff  
AGAINST

ZUHER KHALFAN, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered October 16, 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, New York on January 24, 2025 at 10:00AM, premises known as 83-71 116th Street Apt. #7E, Kew Gardens, NY 11418. 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 New York, Block 3321 Lot 1132. Approximate amount of judgment \$514,701.93 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #725460/2022. The aforementioned auction will be conducted in accordance with the QUEENS County 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.

Lisa Beth Singer, Esq., Referee

Gross Polowy, LLC  
1775 Wehrle Drive  
Williamsville, NY 14221

22-001531