

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

The Bank of New York Mellon, f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A. as Trustee for Structured Adjustable Rate Mortgage Loan Trust Mortgage Pass-Through Certificates, Series 2004-2, Plaintiff

AGAINST

Abdul Walid Rasoul a/k/a Abdoul Walid Rasoul a/k/a Abdul Rasoul, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered October 17, 2023, I, the undersigned Referee will sell at public auction at the Courthouse steps of the Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, New York on January 12, 2024 at 11:30AM, premises known as 208-11 15 Avenue, Bayside, NY 11360. 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: 5863, Lot: 352. Approximate amount of judgment \$856,897.94 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #711601/2018. The aforementioned auction will be conducted in accordance with the QUEENS County COVID-19 Protocols located on the Office of Court Administration (OCA) website (<https://ww2.nycourts.gov/Admin/oca.shtml>) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. For sale information, please contact XOME at www.Xome.com or call (844) 400-9633.

Stephen Holihan, Esq., Referee

Frenkel Lambert Weiss Weisman & Gordon, LLP

53 Gibson Street

Bay Shore, NY 11706

01-087871-F00