

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

J & JT HOLDINGS CORP., Plaintiff

AGAINST

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT RELATING TO THE IMPAC SECURED ASSETS CORP., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4, Defendant(s)

AND

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT RELATING TO THE IMPAC SECURED ASSETS CORP., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4, Counterclaimant

AGAINST

PRADEEP LAKHANLALL, RAGUBIR SECHARRAN A/K/A RAGUBIR SEECHARRAN, Additional Counterclaim Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered June 21, 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 August 30, 2024 at 10:15AM, premises known as 114-37 134th Street, South Ozone Park, NY 11420. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, Block: 11660 Lot: 50. Approximate amount of judgment \$1,047,038.61 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #725167/2021. 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 visit Auction.com at www.Auction.com or call (800) 280-2832.

Autrey Johnson, Esq, Referee

Fein, Such & Crane, LLP

28 East Main Street

Rochester, NY 14614

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