

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

The Bank of New York Mellon FKA The Bank of New York, as Indenture Trustee for the Benefit of the Noteholders of the CWABS Inc. Asset-Backed Notes, Series 2004-SD2, Plaintiff

AGAINST

Wanda Conti, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered August 14, 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 May 23, 2025 at 10:00 AM, premises known as 150-47 21st Avenue, Whitestone, NY 11357. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Third Ward of the Borough and County of Queens, City and State of New York, Block: 4690, Lot: 22. Approximate amount of judgment \$857,102.52 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #702466/2021. For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832. Only Bank or Certified check payable to the Referee will be accepted for the downpayment. No third-party check or cash will be accepted.

Joseph Misk, Esq., Referee

Frenkel Lambert Weiss Weisman & Gordon, LLP

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01-044064-F01