

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

U.S. Bank N.A., as trustee, on behalf of the holders, of  
the J.P. Morgan Mortgage Acquisition Trust 2006-  
WMC4 Asset Backed Pass-Through Certificates, Series  
2006-WMC4

Plaintiff(s),

-against-

Zunilda Diaz, DCFS Trust Mercedes-Benz Financial,  
New York City Department of Finance Parking  
Violations Bureau Payment and Adjudication Center of  
Queens, New York City Environmental Control Board,  
Jane Doe (name refused)

Defendant(s)

Notice of Sale

Index Number: 704741/2017

Premises: 75-16 62nd Street,  
Glendale, NY 11385

NOTICE OF SALE  
SUPREME COURT - COUNTY OF QUEENS

U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS, OF THE J.P. MORGAN  
MORTGAGE ACQUISITION TRUST 2006-WMC4 ASSET BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2006-WMC4,

Plaintiff,

Against

ZUNILDA DIAZ, ET AL.,

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 10/29/2019, I, the undersigned Referee, will sell at public auction, on the Courthouse steps of the Queens Supreme Court located at 88-11 Sutphin Blvd., Jamaica, NY on 2/2/2024 at 10:15AM, premises known as 75-16 62nd Street, Glendale, NY 11385, And Described As Follows:

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York.

Block 3586 Lot 8

The approximate amount of the current Judgment lien is \$911,085.50 plus interest and costs.

The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 704741/2017

Darice Guzman Piotrowski, Esq., Referee.

For sale information, please visit Auction.com at [www.Auction.com](http://www.Auction.com) or call (800) 280-2832.

SHELDON MAY & ASSOCIATES Attorneys at Law, 255 Merrick Road, Rockville Centre, NY 11570

Dated: 11/10/23 File Number: 32041 SH

## SUPREME COURT

STATE OF NEW YORK, COUNTY OF QUEENS Index Number 704741/2017

U.S. Bank N.A., as trustee, on behalf of the holders, of the J.P. Morgan Mortgage Acquisition Trust 2006-WMC4 Asset Backed Pass-Through Certificates, Series 2006-WMC4

Plaintiff(s),

-against-

Zunilda Diaz, DCFS Trust Mercedes-Benz Financial, New York City Department of Finance  
Parking Violations Bureau Payment and Adjudication Center of Queens, New York City  
Environmental Control Board, Jane Doe (name refused)

Defendant(s).

## Notice of Sale

Sheldon May & Associates, P.C.  
Attorneys for Plaintiff  
Office and Post Office Address  
255 Merrick Road  
Rockville Centre, New York 11570  
Telephone Number  
(516) 763 - 3200

To:

Signature pursuant to rule 130-1.1-a

Print Name: Ted Eric May, Esq.

Service of a copy of the  
within is hereby admitted.

Dated:

Attorney(s) for:

## PLEASE TAKE NOTICE:

☐ NOTICE OF ENTRYthat the within is a (*certified*) true copy of a Duly entered in the office of the clerk of the within  
named court on ,201☐ NOTICE OF SETTLEMENTthat an order of which the within is a true copy will be presented for settlement to the Honorable  
one of the judges of the within named court, at on 201 at .M.

Dated:

Yours, etc.  
Sheldon May & Associates, P.C.  
255 Merrick Road  
Rockville Centre, New York 11570  
(516) 763 - 3200