

**NOTICE OF SALE**

SUPREME COURT: QUEENS COUNTY. BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC. ASSET BACKED NOTES, SERIES 2006-SD3, Pltf. vs. ROGER MCKENZIE, HEIR TO THE ESTATE OF WAVENEY MCKENZIE, et al, Defts. Index #25797/07. Pursuant to judgment of foreclosure and sale entered Dec. 8, 2008 and order entered Feb. 20, 2024, I will sell at public auction on the front steps of the Queens County Supreme Court, 88-11 Sutphin Blvd., Jamaica, NY on May 3, 2024 at 10:45 a.m. premises k/a 147-15 232<sup>nd</sup> Street, Rosedale, NY 11413. All that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 13726, Lot 290. Approximate amount of judgment is \$169,921.77 plus costs and interest. Premises sold subject to the interest of Marguerite Williams, Heir to the Estate of Waveney McKenzie. Sold subject to terms and conditions of filed judgment and terms of sale and the right of the United States of America to redeem within 120 days from the date of sale as provided by law. ALLEN R. BEERMAN, Referee. PINCUS LAW GROUP, PLLC, Attys. for Pltf., 425 RXR Plaza, Uniondale, NY 11556. File No. 03302021.48684 - #101214