

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2007-12, Plaintiff

AGAINST

James Coulianidis and Athanasia Coulianidis, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered April 18, 2018, 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 June 7, 2024 at 11:15AM, premises known as 38-22 209th Street, Bayside, NY 11361. 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: 6212, LOT: 34. Approximate amount of judgment \$1,191,011.52 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #721354/2020. 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.

Nicole D. Katsorhis, Esq., Referee

Frenkel Lambert Weiss Weisman & Gordon, LLP

53 Gibson Street

Bay Shore, NY 11706

01-041662-F00