

SUPREME COURT - COUNTY OF QUEENS.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OC9, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OC9, Plaintiff -against- VALARIE SINGH, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated February 10, 2025 and entered on February 20, 2025, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY on November 14, 2025 at 10:00 a.m. premises situate, lying and being in the Borough and County of Queens, City and State of New York, known and designated as Block: 9602 Lot: 73

Said premises known as 107-11 122ND STREET, RICHMOND HILL, NY 11419

Approximate amount of lien \$404,337.86 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 700436/2023.

WILLIAM T. DRISCOLL, ESQ., Referee

Pincus & Tarab

Attorney(s) for Plaintiff

425 RXR Plaza, Uniondale, NY 11556

{\* Queens Daily Eagle\*}