

## REFEREE'S NOTICE OF SALE IN FORECLOSURE

## SUPREME COURT - COUNTY OF QUEENS

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2004-35T2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-35T2, Plaintiff - against - GUSTAVO AVELINO, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on August 15, 2025. I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25 on the 17th day of October, 2025 at 10:00 AM. All that certain lot, 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.

Premises known as 92-27 Springfield Boulevard, Queens Village, NY 11428.

(Block: 10705, Lot: 33)

Approximate amount of lien \$531,178.89 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 725581/2022. Janet L. Brown, Esq., Referee.

McCalla Raymer Leibert Pierce, LLC

Attorney(s) for Plaintiff

420 Lexington Avenue, Suite 840

New York, NY 10170

Tel. 347/286-7409

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

Dated: September 2, 2025

**During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.**