

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 CWMBS, INC., ALTERNATIVE LOAN TRUST 2006-8T1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-7, Plaintiff, vs. RIGOBERTO VELASCO, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on June 4, 2025, I, the undersigned Referee will sell at public auction on the second floor in Courtroom 25, Queens County Supreme Courthouse, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on September 5, 2025 at 10:00 AM, premises known as 30-51 82ND STREET, JACKSON HEIGHTS A/K/A EAST ELMHURST, NY 11372 A/K/A 11370. 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: 1380, Lot: 52. Approximate amount of judgment is \$1,435,600.14 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #709801/2023.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee.

All parties shall comply with the Eleventh Judicial District's COVID-19 Policies

concerning Public Auctions of foreclosed properties. These policies, along with the Queens County Foreclosure Auction Rules, can be found on the Queens Supreme Court - Civil Term Website

([https://www.nycourts.gov/LegacyPDFS/COURTS/11jd/supreme/civilterm/partrules/Foreclosure Auction Rules.pdf](https://www.nycourts.gov/LegacyPDFS/COURTS/11jd/supreme/civilterm/partrules/Foreclosure_Auction_Rules.pdf))

For Sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

CHARLANE BROWN, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

United General Title Insurance Company B

SCHEDULE A (Description)

TITLE I

All that certain plat, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York bounded and described as follows:

BEGINNING at a point on the easterly side of 82nd Street (formerly 25th Street) distant 125 feet northerly from the corner formed by the intersection of the said easterly side of 82nd Street and the northerly side of 31st Avenue, 80 feet wide (formerly Patterson Avenue);

RUNNING THENCE easterly at right angles to said easterly side of 82nd Street, 100 feet;

THENCE northerly and parallel to said easterly side of 82nd Street, 25 feet;

THENCE westerly and at right angles to the easterly side of 82nd Street, 100 feet to the said easterly side of 82nd Street;

THENCE southerly and along said easterly side of 82nd Street, 25 feet to the point or place of BEGINNING.