

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., CHL MORTGAGE PASS-THROUGH TRUST 2008-1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2009-1, Plaintiff

AGAINST

RICHRAD SORIA A/K/A RICHARD J. SORIA A/K/A RICHARD JEFFERSON SORIA, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered November 15, 2023, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, New York on January 16, 2026 at 11:00 AM, premises known as 10447 44th Avenue, Flushing, NY 11368. All that certain plot, piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, Block: 1987 Lot: 49. Approximate amount of judgment \$980,754.77 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #703513/2014. For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

Martha Taylor, Esq., Referee

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