

NOTICE OF SALE SUPREME COURT KINGS COUNTY

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST
2006-23CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-23CB,
Plaintiff against

CHARLES VALEMBRUN AKA CHARLES N. VALEMBRUN, et al Defendant(s)

Attorney for Plaintiff(s) Stern & Eisenberg, P.C., 20 Commerce Drive, Suite 230,
Cranford, NJ 07016 and 1131 Route 55, Suite 1, Lagrangeville, NY 12540.

Pursuant to a Judgment of Foreclosure and Sale entered August 7, 2024, I will sell at public auction to the highest bidder at Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, New York, 11201 on January 15, 2026 at 2:30 PM. Premises known as 9606 Farragut Road, Brooklyn, NY 11236. Block 8165 Lot 36. All that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Thirty-Second Ward of the Borough of Brooklyn, County of Kings, City and State of New York. Approximate Amount of Judgment is \$1,132,759.88 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 502746/2015. For sale information, please visit www.Auction.com or call (800) 280-2832.

During the COVID-19 health emergency, Bidders are required to comply with all governmental health requirements in effect at the time of the 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. Should a bidder fail to comply, the Referee may refuse to accept any bid, cancel the closing and hold the bidder in default. 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.

Michael Benjamin, Esq., Referee

File # 700.000017-1