

SUPREME COURT - COUNTY OF RICHMOND.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2007-21CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-21CB, Plaintiff -against- MICHAEL COX; ANTOINETTE COX INDIVIDUALLY AND AS HEIR TO THE ESTATE OF ANGELA TEPEDINO, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated October 3, 2025, I, the undersigned Referee will sell at public auction at the Richmond County Courthouse, 18 Richmond Terrace, Room 112, Staten Island, NY on December 4, 2025 at 10:00 a.m. premises situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, known and designated as Block 5726 Lot 56.

Said premises known as 19 BENSON STREET, STATEN ISLAND, NY 10312

Approximate amount of lien \$902,896.39 plus interest & costs.

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

Index Number 130213/2012.

TIMOTHY FORSYTH, ESQ., Referee

Pincus & Tarab

Attorney(s) for Plaintiff

425 RXR Plaza, Uniondale, NY 11556

{* SI ADVANCE*}