

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 2007-23CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-23CB, Plaintiff -against- ANN REILLY, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated November 14, 2025 and entered on November 17, 2025, I, the undersigned Referee will sell at public auction at the Richmond County Supreme Courthouse located at 18 Richmond Terrace, room 112, Staten Island, NY on January 22, 2026 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 BL# 5680-377

Said premises known as 216 WOODROW ROAD, STATEN ISLAND, NY 10312

Approximate amount of lien \$378,323.49 plus interest & costs.

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

Index Number 135331/2022.

JOHN VANDER NEUT, ESQ., Referee

Pincus & Tarab

Attorney(s) for Plaintiff

425 RXR Plaza, Uniondale, NY 11556

{\* SI ADVANCE\*}