

NOTICE OF SALE SUPREME COURT KINGS COUNTY

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR CERTIFICATEHOLDERS CWALT, INC. ASSET-BACKED CERTIFICATES, SERIES 2004-24CB, Plaintiff against

VELDA CLARKE-JAMES, et al Defendant(s)

Attorney for Plaintiff(s) Leopold & Associates, PLLC, 80 Business Park Drive, Suite 110, Armonk, NY 10504.

Pursuant to a Judgment of Foreclosure and Sale entered January 16, 2018, 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 September 25, 2025 at 2:30 PM. Premises known as 186 Schenectady Ave, Brooklyn, NY 11213. Block 1365 Lot 52. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York. Approximate Amount of Judgment is \$459,057.26 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 20280/2009.

The foreclosure sale will be conducted in accordance with 2nd Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.

Roberto Lopez, Esq., Referee

File # 6981566