

## NOTICE OF SALE SUPREME COURT QUEENS COUNTY

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST  
2004-28CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-28CB,  
Plaintiff against

LUIS E. MARTINEZ, 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 November 13, 2019, I will sell  
at public auction to the highest bidder at steps of Queens County Supreme Court, 88-11  
Sutphin Boulevard, Jamaica, NY 11435 on November 8, 2024 at 10:00 AM. Premises  
known as 102-48 a/k/a 10248 Nicolls Avenue, Corona a/k/a Flushing, NY 11386. Block  
1983 Lot 24. All that certain plot, piece or parcel of land, situate, lying and being in the  
Borough and County of Queens, City and State of New York. Approximate Amount of  
Judgment is \$727,036.74 plus interest, fees, and costs. Premises will be sold subject to  
provisions of filed Judgment Index No 703734/2014. For sale information, please visit  
[www.Auction.com](http://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. Referee will only  
accept a certified bank check made payable to the referee.

Leslie Feifer, Esq., Referee

File # 701.069789-1