

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 2007-3T1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-3T1, Plaintiff against

ERMEL JEREZ, 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 September 12, 2023, I will sell at public auction to the highest bidder at the Queens County Supreme Court, Courtroom #25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on October 4, 2024 at 10:00 AM. Premises known as 32-40 105th Street, East Elmhurst, NY 11369. Block 1699 Lot 26. 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 \$917,340.23 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 715032/2022.

The foreclosure sale will be conducted in accordance with 11th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. Referee will only accept a certified bank check made payable to the referee.

Dominic L. Chiariello, Esq., Referee

File # 7755131