

NOTICE OF SALE
SUPREME COURT - COUNTY OF QUEENS

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN
TRUST 2006-OC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OC1,

Plaintiff,

Against

FRANCES LEONE, ET AL.,

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 12/09/2022, I, the undersigned Referee, will sell at public auction, on the Courthouse steps of the Queens Supreme Court located at 88-11 Sutphin Blvd., Jamaica, NY, on 9/27/2024 at 10:00AM, premises known as 159-52 91st Street, Howard Beach, NY 11414, And Described As Follows:

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough And County Of Queens, City And State Of New York.

Block 14011 Lot 90

The approximate amount of the current Judgment lien is \$910,480.97 plus interest and costs.

The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 718474/2018

Barry M. Goldstein, Esq., Referee.

Leopold & Associates, PLLC, 80 Business Park Drive, Suite 110, Armonk, NY 10504

Dated: 7/18/24 File Number: 8985648 SH