

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

-----X
THE BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS OF CWALT,
INC., ALTERNATIVE LOAN TRUST 2005-81
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-81,

Plaintiff,

-against-

CANCHAN S. KISSOON, NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD,
PEETAMBER PERSAUD, SAMPAT PERSAUD,
ADEEL KHAWAJA, KAMINE
RAGHUNANDAN,

Defendants.
-----X

INDEX NO. 721881/2021

NOTICE OF SALE

Mortgage Premises:

1451 31st Avenue
Astoria, NY 11106

PLEASE TAKE NOTICE that the annexed is the Notice of Sale of the premises known as **1451 31st Avenue, Astoria, NY 11106**, directed to be sold on **January 10, 2025 at 11:00 a.m.**, at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435, in connection with the above captioned foreclosure action.

Dated: December 18, 2024
New York, New York

GREENSPOON MARDER LLP
Attorneys for Plaintiff

By: /s/ Raspreet Bhatia
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NORA MARINO, ESQ.
COURT APPOINTED REFEREE
175 E. SHORE ROAD, SUITE 230
GREAT NECK, NY 11023

CANCHAN KISSOON
101-28 121ST STREET, APT 2
SOUTH RICHMOND HILL, NY 11419

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 CHURCH STREET
NEW YORK, NY 10007

PATRICK BINAKIS, ESQ.
ATTORNEY FOR PEETAMBER PERSAUD S/H/A JOHN DOE #1
28-60 31ST STREET
ASTOIRA, NY 11102

ADEEL KHAWAJA S/H/A JOHN DOE #3
1451 31ST AVE., 2ND FLOOR
ASTORIA, NY 11106

SAMPAT PERSAUD S/H/A JOHN DOE #2
1451 31ST AVE.
ASTORIA, NY 11106

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 CWALT, INC., ALTERNATIVE LOAN TRUST 2005-81 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-81, Plaintiff, vs. CANCHAN S. KISSOON, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on July 2, 2010, an Order for Extension of Time to Conduct Foreclosure Sale and Amending the Caption of the Action duly entered December 10, 2019 and an Order for Extension of Time to Conduct Foreclosure Sale and Amend Caption duly entered September 27, 2024, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on January 10, 2025 at 11:00 a.m., premises known as 1451 31st Avenue, Astoria, NY 11106. 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 534 and Lot 103. Approximate amount of judgment is \$568,310.79 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #721881/2021.

Nora Marino, Esq., Referee

Greenspoon Marder, 1345 Avenue of the Americas, Suite 2200, New York, NY 10105, Attorneys for Plaintiff