

## NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

The Bank of New York Mellon, f/k/a Bank of New York, as Trustee, for the Certificate Holders of CWALT, Inc. Alternative Loan Trust 2006-OC6, Mortgage Pass-Through Certificates Series 2006-OC6, Plaintiff

AGAINST

Avi Diner aka Avraham Diner, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered October 18, 2024, I, the undersigned Referee will sell at public auction at the New York State Supreme Court, Richmond County at 18 Richmond Terrace, Room 112, Staten Island NY 10301 on January 30, 2025 at 10:00AM, premises known as 32 Furness Place, Staten Island, NY 10314. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, Block: 2392, Lot: 29. Approximate amount of judgment \$771,616.12 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135537/2019. The aforementioned auction will be conducted in accordance with the RICHMOND County COVID-19 Protocols located on the Office of Court Administration (OCA) website (<https://ww2.nycourts.gov/Admin/oca.shtml>) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Jack Stern, Esq., Referee

Frenkel Lambert Weiss Weisman & Gordon, LLP

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