

LEGAL NOTICE OF POSTPONEMENT 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 2006-40T1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-40T1, Plaintiff -against- TAHANY FARAGALLA, MOUNIR HANNA, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated May 11, 2023, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY on August 16, 2024 at 10:00 a.m. premises situate, lying and being at Flushing, Borough and County of Queens, City and State of New York, known and designated as Block 5539 Lot 38 f/k/a Block 5539 P/O Plot 38.

Said premises known as 196-81 45TH DRIVE, FLUSHING, NY 11358

Approximate amount of lien \$1,187,422.31 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 712672/2015.

STEVEN WIMPFHEIMER, ESQ., Referee

DRUCKMAN LAW GROUP PLLC

Attorney(s) for Plaintiff

242 Drexel Avenue, Westbury, NY 11590

For sale information, please visit www.Auction.com or call (800) 280-2832.

DLG 35871

The above sale, originally scheduled for July 26, 2024 at 10:45a.m. has been postponed. The new sale date has been rescheduled for August 16, 2024 at 10:00 a.m. at 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY. STEVEN WIMPFHEIMER, ESQ., Referee.

{* Queens Daily Eagle*}