

NOTICE OF SALE SUPREME COURT KINGS COUNTY

THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT MORTGAGE LOAN TRUST 2007-1, Plaintiff against

VERONICA STRACHAN, et al Defendant(s)

Attorney for Plaintiff(s) Stern & Eisenberg, P.C., 20 Commerce Drive, Suite 230, Cranford, NJ 07016 and 1131 Route 55, Suite 1, Lagrangeville, NY 12540.

Pursuant to a Judgment of Foreclosure and Sale entered October 29, 2018, and Amended on June 16, 2023 I will sell at public auction to the highest bidder at Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, New York, 11201 on September 19, 2024 at 2:30 PM. Premises known as 462 East 40th Street, Brooklyn, NY 11203. Block 4939 Lot 9. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, City of New York, County of Kings and State of New York. Approximate Amount of Judgment is \$622,145.45 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 506263/2013.

During the COVID-19 health emergency, Bidders are required to comply with all governmental health requirements in effect at the time of the sale including but not limited to wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Should a bidder fail to comply, the Referee may refuse to accept any bid, cancel the closing and hold the bidder in default. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.

For sale information, please visit [Servicelinkauction.com](https://www.servicelinkauction.com) or call (866) 826-1670.

Philip L. Kamaras, Esq., Referee

File # NY201700000780-1