

REFEREE'S NOTICE OF SALE IN FORECLOSURE

SUPREME COURT - COUNTY OF QUEENS

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC INDX MORTGAGE TRUST 2007-FLX1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-FLX1, Plaintiff - against - KENNETH CURTIS, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on August 15, 2025. I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25 on the 14th day of November, 2025 at 11:00 AM. All that certain plot, piece, or parcel of land, with the buildings and improvements thereon erected, situate, lying, and being further at Little Neck, Third Ward, Borough of Queens, City and State of New York.

Premises known as 249-14 38th Ave, Little Neck, (City of New York), NY 11363.

(BL#: 8162-380)

Approximate amount of lien \$1,419,252.78 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 701385/2021 (New Index) / 22729/2009 (Old Index). Autrey G. Johnson, Esq.,
Referee.

Davidson Fink LLP

Attorney(s) for Plaintiff

400 Meridian Centre Blvd, Ste 200

Rochester, NY 14618

Tel. 585/760-8218

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

Dated: September 23, 2025

During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of 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. 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.