

NOTICE OF SALE
SUPREME COURT - COUNTY OF QUEENS

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF LEHMAN MORTGAGE TRUST MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2007-7,

Plaintiff,

Against

MARCIA VALENCIA A/K/A MARCIA VALENCIA BARRIOES, et al
Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 04/11/2025, 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 7/18/2025 at 10:00AM, premises known as 4753 39th Street A.K.A. 47-53 39th Street, Sunnyside, NY 11104, and described as follows:

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 200 Lot 11

The approximate amount of the current Judgment lien is \$945,322.54 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 717308/2023

Richard C. Lunenfeld, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 MIDLAND AVENUE, SUITE 205, PORT
CHESTER, NY 10573

Dated: 5/1/2025 File Number: 23-301011 MB

SUPREME COURT THE STATE OF NEW YORK:
COUNTY OF QUEENS

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U.S. BANK NATIONAL ASSOCIATION, AS Index No: 717308/2023
TRUSTEE FOR THE CERTIFICATEHOLDERS
OF LEHMAN MORTGAGE TRUST
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-7,

NOTICE OF SALE

Plaintiff.

-against-

MARCIA VALENCIA A/K/A MARCIA
VALENCIA BARRIOS
YAKTE PROPERTIES LLC
MARIA "DOE",

Defendants.

-----X
TAKE NOTICE that the within is a true copy of a Notice of Sale for 4753 39th Street
a/k/a 47-53 39th Street, Sunnyside, New York 11104 in QUEENS County.

McCABE, WEISBERG & CONWAY, LLC

Dated: June 18, 2025
Melville, NY

By: 
MELISSA A. SPOSATO, ESQ.
Attorneys for Plaintiff
One Huntington Quadrangle, Suite 4N25
Melville, NY 11747
(631) 812-4084
(855) 845-2584 facsimile

To:
Marcia Valencia a/k/a Marcia Valencia Barrios
4753 39th street a/k/a 47-53 39th street
Sunnyside, New York 11104

Yakte Properties LLC
1349 empire central drive, suite 1250
Dallas, Texas 75247

Maria "doe"

4753 39th street a/k/a 47-53 39th street
Sunnyside, New York 11104

Richard C. Lunenfeld, Esq., Referee
2600 Natta Blvd
Bellmore, New York 11710

Index No. 717308/2023

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS OF LEHMAN MORTGAGE
TRUST MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2007-7,

PLAINTIFF,

-AGAINST-

MARCIA VALENCIA A/K/A MARCIA VALENCIA BARRIOS
YAKTE PROPERTIES LLC
MARIA "DOE",

DEFENDANTS.

NOTICE OF SALE

McCABE, WEISBERG & CONWAY, LLC
Attorneys for PLAINTIFF
One Huntington Quadrangle, Suite 4N25
Melville, NY 11747
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