

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CSMC MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-1, Plaintiff, vs. MICHAEL CHEATHAM, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on January 16, 2024, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on January 23, 2026 at 10:00 a.m., premises known as 61-25 165th Street, Fresh Meadows a/k/a Flushing, NY 11365. 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 06893 and Lot 0020. Approximate amount of judgment is \$630,713.08 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #709482/2015.

Nicole Katsorhis, Esq., Referee

Eckert Seamans Cherin & Mellott, LLC, 10 Bank Street, Suite 700, White Plains, New York 10606, Attorneys for Plaintiff