

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, THE BANK OF NEW YORK MELLON TRUST COMPANY N.A. F/K/A THE BANK OF NEW YORK TRUST COMPANY N.A. AS TRUSTEE IN TRUST FOR AND FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE MULTI-CLASS MORTGAGE PASS-THROUGH CERTIFICATES CHASEFLEX TRUST SERIES 2007-3, Plaintiff, vs. FAWAD RASHID, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale and Order Directing Cancellation of Erroneous Satisfaction of Mortgage After Trial duly entered on January 31, 2020 and an Ex-Parte Order Modifying Entered Judgement of Foreclosure and Sale to Appoint a Substitute Depository Bank duly entered on April 3, 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 December 5, 2025 at 10:00 a.m., premises known as 75-40 181st Street, Fresh Meadows, NY 11366. 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 7195 and Lot 19. Approximate amount of judgment is \$749,463.21 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #702708/2016.

Everett Hopkins, Esq., Referee

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