

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1, Plaintiff

AGAINST

Richard Douglin; Soffiear Douglin; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered February 6, 2019, amended September 22, 2025, 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, N Y 11435 on November 21, 2025, at 11:00AM, premises known as 535 Beach 72nd Street, Arverne, NY 11692. All that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, Block: 16065 Lot: 43. Approximate amount of judgment \$375,743.76 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 703804/2017.

Daniel Ferreira, Esq., Referee

LOGS Legal Group LLP f/k/a Shapiro, DiCaro & Barak, LLC  
Attorney(s) for the Plaintiff  
175 Mile Crossing Boulevard  
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(877) 430-4792

Dated: October 4, 2025