

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 2007-5, Mortgage Pass-Through Certificates, Series 2007-5, Plaintiff

AGAINST

Beverley Dixon-Chavannes a/k/a Beverly Chavannes a/k/a Beverley Dixon; Thomas J. Chavannes a/k/a Thomas Chavannes; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered July 15, 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, New York on September 19, 2025, at 11:00AM, premises known as 137-44 Belknap Street a/k/a 13744 Belknap Street, Springfield Gardens, NY 11413. 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 13026 Lot 47. Approximate amount of judgment \$1,193,964.46 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 721080/2023.

Zaralise Bailey, Esq., Referee

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Dated: July 29, 2025