

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

U.S. Bank National Association, Not In Its Individual Capacity But Solely As Trustee For Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-2, Plaintiff

AGAINST

George Defendini, Defbear 91 39 85th Street LLC, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered June 9, 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 August 22, 2025 at 10:00 AM, premises known as 91-39 85th Street, Woodhaven, NY 11421. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block: 8979, Lot: 48. Approximate amount of judgment \$871,953.38 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #708974/2023. For sale information, please contact XOME at www.Xome.com or call (844) 400-9633.

Joseph N. Armao, Esq., Referee

Frenkel Lambert Weisman & Gordon, LLP

53 Gibson Street

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01-096101-F00