

NOTICE OF SALE

SUPREME COURT- COUNTY OF QUEENS

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SASCO MORTGAGE LOAN TRUST 2007-WF2, Plaintiff,

AGAINST

UNKNOWN HEIRS OF THE ESTATE OF AVRIL A. RONDON AKA AVRIL ANN

RONDON if he/she/they be living and if they be dead, the respective heirs-at-law, next-of-kin, distributees, executors, administrators, trustees, devisees, legatees, assignees, lienors, creditors and successors in interest and generally all persons having or claiming under, by or through said defendant(s) who may be deceased, by purchase, inheritance, lien or inheritance, any right, title or interest in or to the real property described in the complaint, CASSIUS M. RONDON, JR. AKA MICHAEL RONDON AS HEIR AT LAW AND NEXT OF KIN OF AVRIL A. RONDON, RODERICK DODSON, et al. Defendant(s)

Pursuant to a judgment of foreclosure and sale duly entered on September 26, 2025.

I, the undersigned Referee, will sell at public auction at Courtroom 25 of the Queens Supreme Court, located at 88-11 Sutphin Boulevard, 2nd Floor, Jamaica, NY 11435 on January 16, 2026 at 11:00 AM premises known as 137-24 159th Street, Jamaica, NY 11434.

Please take notice that this foreclosure auction shall be conducted in compliance with the Foreclosure Auction Rules for Queens County, and the COVID 19 Health Emergency Rules, including proper use of masks and social distancing.

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 12306 and Lot 18.

Approximate amount of judgment \$784,565.40 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #713115/2017.

Joseph Trotti, Esq., Referee,
Aldridge Pite, LLP - Attorneys for Plaintiff - 40 Marcus Drive, Suite 200, Melville, NY 11747