

**NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, U.S. BANK, NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR TRUSTEE TO LASALLE BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF18, Plaintiff, vs. LUIS FIDEL PAREDES, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on September 6, 2023, 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 January 9, 2026 at 10:00 a.m., premises known as 31-22 105th Street, East Elmhurst, NY 11369. 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 1691 and Lot 20. Approximate amount of judgment is \$1,034,119.08 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #712825/2019.

Nicole D. Katsorhis, Esq., Referee

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Attorneys for Plaintiff