

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET
INVESTMENT LOAN TRUST, SERIES 2005-7, Plaintiff
AGAINST**

MANSOUR TABIBNIA, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered May 4, 2023, I, the undersigned Referee will sell at public auction at the New York County Courthouse in Room 130, located at 60 Centre Street, New York, NY on July 30, 2025 at 2:15 PM, premises known as 403 East 62nd Street, Unit 3D, New York, NY 10065. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, Block 1457, Lot 1009. Approximate amount of judgment \$901,574.09 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850158/2020.

Allison Furman, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

20-000239

SUPREME COURT STATE OF NEW YORK
COUNTY OF NEW YORK

20-000239
Index No. 850158/2020

AFFIRMATION OF SERVICE BY MAIL

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, SERIES 2005-7,
Plaintiff
vs.
MANSOUR TABIBNIA, ET AL., Defendant(s)

Cassidy Ertel, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on June 30, 2025, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

Referee:

Allison Furman, Esq.
260 Madison Ave, 15th Floor
New York, NY 10016

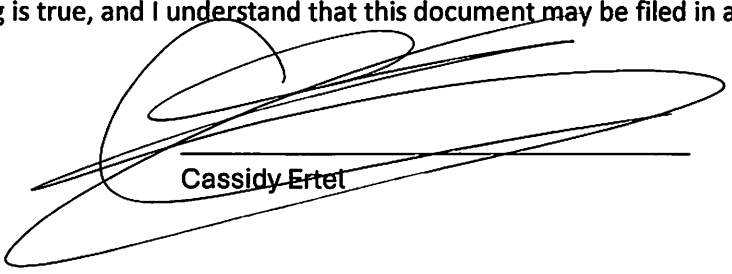
Mansour Tabibnia
76 Kingwood Ave
Frenchtown, NJ 08825

Heino J. Muller, Esq.
Attorney for Defendant Board of Managers of Le Domaine Condominium
666 Old Country Road
Garden City, New York 11530

Peter S. Gordon, Esq.
Attorney for Defendant Edmond Beroohim
108-18 Queens Blvd
Forest Hills, New York 11375

John E. Gura, Jr., Esq.
Attorney for Defendant United States of America acting through the IRS
86 Chambers St.
New York, New York 10007

I affirm on, June 30, 2025 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.



Cassidy Ertel