

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS

U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR TO LASALLE BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, Plaintiff AGAINST

TOSHIBA CARTER, ANDREA ROBINSON, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered July 28, 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 December 12, 2025 at 10:00 AM, premises known as 114-20 158th Street, Jamaica, NY 11434. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, Block 12194, Lot 33. Approximate amount of judgment \$1,119,015.21 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #710331/2015.

LLoyd Weinstein, Esq., Referee

Gross Polowy, LLC  
1775 Wehrle Drive  
Williamsville, NY 14221

18-005645