

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED  
SECURITIES TRUST 2006-FRE2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES  
2006-FRE2,

-against-

SHERIL NAPIER, AS ADMINISTRATRIX OF THE ESTATE OF DOREEN NAPIER A/K/A  
DOREEN ANGELA NAPIER, ET AL.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure and entered in the Office of the Clerk of the County of Queens on May 5, 2025, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2006-FRE2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FRE2 is the Plaintiff and SHERIL NAPIER, AS ADMINISTRATRIX OF THE ESTATE OF DOREEN NAPIER A/K/A DOREEN ANGELA NAPIER; ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, on 12/05/2025 at 10:00AM, premises known as 330 BEACH 68TH ST, ARVERNE, New York 11692; and the following tax map identification, -15915-38.

**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**

Premises will be sold subject to provisions of filed Judgment Index No.: 714840/2021. James Scott Yoh, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**



25-291536 - StM

