

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS**

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U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE
FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES 2007-MX1

Index No.: 715585/2022

Plaintiff,

-against-

MARY ALVAREZ; JAMES HALL JR. AS HEIR AT LAW
AND DISTRIBUTE TO THE ESTATE OF JAMES HALL
A/K/A JAMES N. HALL; TRAE HALL AS HEIR AT LAW
AND DISTRIBUTE TO THE ESTATE OF JAMES HALL
A/K/A JAMES N. HALL; UNKNOWN HEIRS AT LAW AND
DISTRIBUTEES OF THE ESTATE OF JAMES HALL A/K/A
JAMES N. HALL; CRIMINAL COURT OF THE CITY OF
NEW YORK; NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE; NEW YORK CITY PARKING
VIOLATIONS BUREAU; NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD; TENOCHTILIAN
DELI; JOHN DOE (NAME REFUSED)

Defendants.

NOTICE OF SALE

SIRS:

Pursuant to a Judgment of Foreclosure and Sale in the above-entitled action dated April 18, 2025 and entered herein April 22, 2025 DAVID I. WEPRIN, ESQ., the Referee named in said Judgment, will sell in one parcel at public auction on the 27th day of JUNE, 2025 at 10:00 AM, the premises directed by said Judgment to be sold at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY. Said premises is commonly known as, 103-14 ASTORIA BOULEVARD, E. ELMHURST, NY 11369.

SEE ATTACHED SCHEDULE "A"


The approximate amount of the Judgment is \$585,284.76 plus interest thereon from January 22, 2025, together with costs, allowances, attorney's fees and expenses of sale as

awarded by the Court in said Judgment.

Dated: June 11, 2025
White Plains, New York

DAVID I. WEPRIN, ESQ Referee

KOSTERICH & SKEETE, LLC



Attorneys for Plaintiff
707 Westchester Ave, Suite 302
White Plains, New York 10604
914-395-0055

DEFAULT SERVICES

DIVISION OF

FRONTIER ABSTRACT AND RESEARCH SERVICES, INC.**69 Cascade Drive, Suite 101, Rochester, NY 14614**

SEARCH NO. 5155791

Schedule A- Description of the Premises

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Second Ward of the borough of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southwesterly side of Astoria Boulevard, distant 96-09 feet northwesterly from the corner formed by the intersection of the southwesterly side of Astoria Boulevard with the westerly side of 104th Street (formerly Washington Street and 47th Street);

RUNNING THENCE southerly parallel with 104th Street, 102.14 feet;

THENCE westerly at right angles to 104th Street, 30 feet;

THENCE northerly parallel with 47th Street, 113.35 feet to the southwesterly side of Astoria Boulevard;

THENCE southeasterly along said side of Astoria Boulevard, 32.03 feet to the point or place of BEGINNING.

**103-14 Astoria Boulevard, East Elmhurst, NY (Borough of Queens, City of New York)
Queens County
Block 1690 Lot 7**

SUPREME COURT - COUNTY OF QUEENS.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-MX1, Plaintiff -against- MARY ALVAREZ, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated April 18, 2025 and entered on April 22, 2025, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY on June 27, 2025 at 10:00 a.m. premises situate, lying and being in the Borough of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southwesterly side of Astoria Boulevard, distant 96-09 feet northwesterly from the corner formed by the intersection of the southwesterly side of Astoria Boulevard with the westerly side of 104th Street (formerly Washington Street and 47th Street); being a plot 102.14 feet by 30 feet by 113.35 feet by 32.03 feet. Block: 1690 Lot: 7

Said premises known as 103-14 ASTORIA BOULEVARD, ELMHURST, NY 11369

Approximate amount of lien \$585,284.76 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 715585/2022.

DAVID I. WEPRIN, ESQ., Referee

Kosterich & Skeete, LLC

Attorney(s) for Plaintiff

707 Westchester Ave, Suite 302, White Plains, NY 10604

{* NEWSDAY QU*}