

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, US BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ADJUSTABLE RATE MORTGAGE TRUST 2007-1 ADJUSTABLE RATE MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-1, Plaintiff, vs. MERLE BENNETT, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on March 10, 2020 and an Order Modifying Entered Judgment of Foreclosure and Sale to Appoint a Substitute Depository Bank duly entered on August 29, 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 10, 2025 at 10:00 a.m., premises known as 173-33 124th Avenue, Jamaica, New York 11434 a/k/a 173-33 Vaswani Avenue, Jamaica, New York 11434. 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 12515 and Lot 45 f/k/a Block 12515 and Lot P/O 110. Approximate amount of judgment is \$744,191.99 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 707304/2014

Darice Guzman Piotrowski, Esq., Referee

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