REFEREE'S NOTICE OF SALE IN FORECLOSURE

SUPREME COURT - COUNTY OF QUEENS

US BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE (SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION) AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2007-IXS, Plaintiff - against - LADY PORRAS, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on February 4, 2025. I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25 on the 2nd day of May, 2025 at 10:00 AM. 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 Yrok.

Premises known as 95 16 82nd Street, Ozone Park, (City of New York) NY 11416.

(BL#: 9012-13)

Approximate amount of lien $855,851.61 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 706878/2019. James S. Yoh, Esq., Referee.

Davidson Fink LLP

Attorney(s) for Plaintiff

400 Meridian Centre Blvd, Ste 200

Rochester, NY 14618

Tel. 585/760-8218

For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832

Dated: February 21, 2025

During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.