

## **NOTICE OF SALE**

**SUPREME COURT COUNTY OF QUEENS**

**U.S. BANK, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2007-HE2, ASSET-BACKED CERTIFICATES 2007-HE2, Plaintiff  
AGAINST**

**RAMIRO CARDENAS, AMPARO RUIZ, ET AL., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered May 7, 2024, 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 September 6, 2024 at 10:30AM, premises known as 3165 23rd Street, Astoria, NY 11106. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 567, Lot 126. Approximate amount of judgment \$1,501,126.63 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #725416/2021. The aforementioned auction will be conducted in accordance with the QUEENS County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

**Joseph Trotti, Esq., Referee**

**Gross Polowy, LLC**

**1775 Wehrle Drive**

**Williamsville, NY 14221**

**16-001537**

SUPREME COURT STATE OF NEW YORK  
COUNTY OF QUEENS

16-001537  
Index No. 725416/2021

AFFIRMATION OF SERVICE BY MAIL

---

U.S. BANK, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2007-HE2, ASSET-BACKED CERTIFICATES 2007-HE2, Plaintiff

vs.

RAMIRO CARDENAS, AMPARO RUIZ, ET AL., Defendant(s)

---

Devin DeFrank, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on August 7, 2024, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

Referee:

Joseph Trotti, Esq.  
3000 Marcus Avenue, Suite 1E9  
New Hyde Park, NY 11042

Ramiro Cardenas  
75-60 187th Street  
Fresh Meadows, NY 11366

Amparo Ruiz  
75-60 187th Street  
Fresh Meadows, NY 11366

Bernard J. Tordesillas, Esq.  
Attorney for Defendant New York City Environmental Control Board  
375 Pearl Street, 30th Floor  
New York, NY 10038

Bernard J. Tordesillas, Esq.  
Attorney for Defendant New York City Parking Violations Bureau  
375 Pearl Street, 30th Floor  
New York, NY 10038

Bernard J. Tordesillas, Esq.  
Attorney for Defendant New York City Transit Adjudication Bureau  
375 Pearl Street, 30th Floor  
New York, NY 10038

Queens County Clerk  
8811 Sutphin Blvd #106  
Queens, NY 11435

I affirm on, August 7, 2024 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.

A handwritten signature in black ink, appearing to read 'D- D-2', is written over a horizontal line.

Devin DeFrank