

NOTICE OF SALE  
SUPREME COURT - COUNTY OF QUEENS

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE MERRILL LYNCH FIRST  
FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2007-4

Plaintiff,

Against

WINSTON R. FOY SR. A/K/A WINSTON FOY; ET AL

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 12/14/2018, I, the undersigned Referee, will sell at public auction, in the Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25, on 2/14/2025 at 10:00AM, premises known as 190-07 Lewiston Avenue, Saint Albans, New York 11412 And Described As Follows:

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 10440 Lot 26

The approximate amount of the current Judgment lien is \$319,619.68 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 711064/2016

Nicole D. Katsorhis, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 12/30/2024 File Number: 17-302742 CA