

REFEREE'S NOTICE OF SALE IN FORECLOSURE  
SUPREME COURT - COUNTY OF QUEENS

U.S. BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR CMALT REMIC  
2007-A7- REMIC PASS-THROUGH CERTIFICATES SERIES 2007-A7, Plaintiff -  
against - GENA DAVIS WATKINS, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on November 15, 2017. 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 10th day of January, 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 York. Premises known as 17540 Murdock Avenue fka 175-40 114th Avenue, Jamaica, (City of New York) NY 11434.

(Block: 10306, Lot: 5)

Approximate amount of lien \$600,897.48 plus interest and costs.

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

Index No. 701802/2015. Richard M. Gutierrez, Esq., Referee.

Davidson Fink LLP

Attorney(s) for Plaintiff

400 Meridian Centre Blvd, Ste 200

Rochester, NY 14618

Tel. 585/760-8218

Dated: October 25, 2024

**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.**