

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A., AS TRUSTEE FOR CHASEFLEX TRUST SERIES 2007-2, Plaintiff, vs. YEFIM BASKIN, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale After Trial duly entered on December 29, 2020 and an Order Modifying Entered Judgment of Foreclosure and Sale to Appoint a Substitute Depository Bank duly entered on January 24, 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, NY 11435 on January 24, 2025 at 11:00 a.m., premises known as 112-01 Queens Boulevard, Unit 10D, Forest Hills, NY 11375. 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 2264 and Lot 1077 together with an undivided 0.385541 percent interest in the Common Elements. Approximate amount of judgment is \$962,665.32 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #709153/2020.

Austin Idehen, Esq., Referee

Eckert Seamans Cherin & Mellott, LLC, 10 Bank Street, Suite 700, White Plains, New York 10606,
Attorneys for Plaintiff