

## NOTICE OF SALE

## SUPREME COURT- COUNTY OF QUEENS

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA ASSET  
ACCEPTANCE CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES  
2007-1, Plaintiff,  
AGAINST  
KAWESI BOATSWAIN, RAOUF AKL a/k/a ROAF AKL THE ESTATE OF ROSAVAL  
BOATSWAIN AND HEIRS AT LAW, KEISHA BOATSWAIN AKA KEISHA S.  
BOATSWAIN, et al. Defendant(s)

Pursuant to a judgment of foreclosure and sale duly entered on September 4, 2019.

I, the undersigned Referee, will sell at public auction at Courtroom 25 of the Queens Supreme Court, located at 88-11 Sutphin Boulevard, 2nd Floor, Jamaica, NY 11435 on January 16, 2026 at 11:00 AM premises known as 20921 Hollis Ave AKA 209-21 Hollis Ave, Queens Village, NY 11429.

Please take notice that this foreclosure auction shall be conducted in compliance with the Foreclosure Auction Rules for Queens County, and the COVID 19 Health Emergency Rules, including proper use of masks and social distancing.

All that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Bellair, Borough and County of Queens, City and State of New York. Block 10919 and Lot 43.

Approximate amount of judgment \$508,788.19 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #700923/2014.

Michael F. Mongelli, II, Esq., Referee,  
Aldridge Pite, LLP - Attorneys for Plaintiff - 40 Marcus Drive, Suite 200, Melville, NY 11747