

**REFEREE'S NOTICE OF SALE IN FORECLOSURE
SUPREME COURT - COUNTY OF QUEENS
WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE
LOAN TRUST 2007-FXD1, Plaintiff - against - HOLLY MYERS-SPANN, et al
Defendant(s).**

Pursuant to a Judgment of Foreclosure and Sale entered on June 26, 2024. 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 6th day of February, 2026 at 11:00 AM. All that certain property situated in the Borough of Queens in the County of Queens and State of New York. Premises known as 1056 Beach 22nd St., Far Rockaway, (City of New York) NY 11691.

(BL#: 15705-35)

Approximate amount of lien \$611,375.48 plus interest and costs.

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

Index No. 707084/2018. Bruce S. Povman, Esq., Referee.

Davidson Fink LLP

Attorney(s) for Plaintiff

400 Meridian Centre Blvd, Ste 200

Rochester, NY 14618

Tel. 585/760-8218

For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832

Dated: December 23, 2025

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.