

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIESCORPORATION, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-PA3, Plaintiff

AGAINST

MIRIAM M. NUNEZ A/K/A MIRIAM MAGALI NUNEZ, CESAR M. GALEAS A/K/A CESAR GALEAS MALDONADO, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered August 20, 2018, 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, New York on January 23, 2026 at 11:00 AM, premises known as 92-18 48th Avenue, Elmhurst, NY 11373. All that certain plot, piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block: 1863 Lot: 21. Approximate amount of judgment \$961,810.69 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #709254/2014. For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

Donna Furey, Esq., Referee

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