

**NOTICE OF SALE
SUPREME COURT - COUNTY OF QUEENS**

**HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF
THE MERRILL LYNCH INVESTORS, INC., MORTGAGE PASS-THROUGH
CERTIFICATES, MANA SERIES 2007-0AR5,**

Plaintiff,

Against

NICHOLAS CIPRIANI A/K/A NICHOLAS J. CIRPRIANI, ROSEANNE CIPRIANI, et al,

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 6/25/2024, I, the undersigned Referee, will sell at public auction, in Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25, on 1/16/2026 at 10:00AM, premises known as 159-44 85th Street, Howard Beach, New York 11414, and described as follows:

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 14005 Lot 87

The approximate amount of the current Judgment lien is \$637,364.93 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 707394/2015

Janet L. Brown, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 11/13/2025 File Number: 253-4387 CA