

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

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR ACE SECURITIES CORP., HOME EQUITY LOAN TRUST, SERIES 2007-HE4

Plaintiff,

Against

PHILIP OKAFOR, if living, and if dead, the respective heirs at law, next of kin, distributees, executors, administrators, trustees, devisees, legatees, assignors, lienors, creditors and successors in interest and generally all persons having or claiming under, by or through said defendant who may be deceased, by purchase, inheritance, lien or otherwise of any right, title or interest in and to the premises described in the complaint herein, and their respective husbands, wives or window, if any, and each and every person not specifically named who may be entitled to or claim to have any right, title or interest in the property described in the verified complaint; et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 10/16/2024, I, the undersigned Referee, will sell at public auction, in the 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 142-27 122 Avenue, Jamaica, New York 11436, 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 12037 Lot 140

The approximate amount of the current Judgment lien is \$891,182.45 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 703811/2015

Lawrence M. Litwack, Esq., Referee.

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

Dated: 11/13/2025 File Number: 14-309724 CA