

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

Wells Fargo Bank, National Association as Trustee for Securitized Asset Backed Receivables LLC  
2005-FR5 Mortgage Pass-Through Certificates, Series 2005-FR5, Plaintiff  
AGAINST

Aneala Lance, Charles Richardson, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered January 13, 2025, 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 August 1, 2025 at 10:00 AM, premises known as 150-58 116th Road, Jamaica, NY 11434. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the 4th Ward, Borough of Queens, City and State of New York, Block: 12202, Lot: 30. Approximate amount of judgment \$649,283.58 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #701862/2021. For sale information, please contact XOME at [www.Xome.com](http://www.Xome.com) or call (844) 400-9633.

James Scott Yoh, Esq., Referee

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