

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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

-against-

SANDRA VIERA, ET AL.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure and entered in the Office of the Clerk of the County of Queens on July 21, 2025, wherein HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-PA3 is the Plaintiff and SANDRA VIERA ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, on 11/21/2025 at 10:00AM, premises known as 92-05 101ST AVE, OZONE PARK, New York 11416; and the following tax map identification, -9066-37.

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATED, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK

Premises will be sold subject to provisions of filed Judgment Index No.: 701866/2021. Stephanie S. Goldstone, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**



25-282793 - StM

