

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 LEGAL POSTPONEMENT OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure 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 SUPREME COURT, 88-11 SUTPHIN BLVD, COURTROOM 25, JAMAICA, NY 11435, on December 12, 2025 at 11:00AM, premises known as 92-05 101ST AVENUE, OZONE PARK, NY 11416; and the following tax map identification: 9066-37.

**ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND
BEING IN THE FOURTH WARD OF 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

