

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOLDERS OF THE HS1 ASSET SECURITIZATION CORPORATION TRUST 2006-HE1, Plaintiff against

JUNEY OUTRAM A/K/A JUNEY O. OUTRAM, et al Defendant(s)

Attorney for Plaintiff(s) McCalla Raymer Leibert Pierce, LLC, 420 Lexington Avenue, Suite 840, New York, NY 10170.

Pursuant to a Judgment of Foreclosure and Sale entered January 8, 2025, I will sell at public auction to the highest bidder at the Queens County Supreme Court, Courtroom #25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on January 9, 2026 at 10:00 AM. Premises known as 144-50 166th Street, Jamaica, NY 11434. Block 13271 Lot 135. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward of the Borough and County of Queens, City and State of New York. Approximate Amount of Judgment is \$646,901.24 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 705914/2015.

The foreclosure sale will be conducted in accordance with 11th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. Referee will only accept a certified bank check made payable to the referee.

For sale information, please contact XOME at www.Xome.com or call (844)400-9633.

Nicholas E. Perciballi, Esq., Referee

File # 21-08753NY