

REFEREE'S NOTICE OF SALE IN FORECLOSURE  
SUPREME COURT - COUNTY OF QUEENS  
HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR SG  
MORTGAGE SECURITIES TRUST 2006-FRE1, Plaintiff - against - GEORGE  
RIVERA, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on December 24, 2019. I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25 on the 13th day of February, 2026 at 10:00 AM. 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. Premises known as 25-53 McIntosh Street, East Elmhurst, NY 11369.

(BL#: 1651-40)

Approximate amount of lien \$536,581.85 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 711016/2016. Joseph F. Defelice, Esq., Referee.

McCalla Raymer Leibert Pierce, LLC

Attorney(s) for Plaintiff

420 Lexington Avenue, Suite 840

New York, NY 10170

Tel. 347/286-7409

For sale information, please visit Auction.com at [www.Auction.com](http://www.Auction.com) or call (800) 280-2832

Dated: December 23, 2025

**During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.**