

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

Wells Fargo Bank, N.A. d/b/a Americas Servicing Company, Plaintiff

AGAINST

Migdalia Guzman; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered October 30, 2023, amended May 13, 2025, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Boulevard, Jamaica, NY 11435, on the second floor in Courtroom 25 on July 25, 2025, at 10:00AM, premises known as 60 38 80th Avenue, Glendale, NY 11385-6029. 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, Block 3732 Lot 41. Approximate amount of judgment \$597,348.41 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 724834/2021.

Carolyn S. Clyne, Esq., Referee

LOGS Legal Group LLP f/k/a Shapiro, DiCaro & Barak, LLC  
Attorney(s) for the Plaintiff  
175 Mile Crossing Boulevard  
Rochester, New York 14624  
(877) 430-4792

Dated: June 5, 2025

For sale information, please visit [www.Auction.com](http://www.Auction.com) or call (800) 280-2831