

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2, Plaintiff, vs. SHANTI HEERAMAN, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on December 18, 2017, and an Order entered on June 9, 2023, I, the undersigned Referee will sell at public auction on the outside steps of the Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on January 23, 2026 at 10:00 a.m., premises known as 92-53 168th Place, Jamaica, NY 11433. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, Block 10211 and Lot 271. Approximate amount of judgment is \$418,410.06 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 705995/2021.

Craig D. Zim, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 213043-1