

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 2006-15, Plaintiff, vs. MARIA ALCANTARA AKA MARIA MENDEZ, ET AL., Defendant(s).

Pursuant to a Resettled Judgment of Foreclosure and Sale duly entered on April 29, 2020, and an Order Substituting Bank entered on May 31, 2023, and a Decision & Order to Vacate Sale entered on December 3, 2025, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on January 23, 2026 at 11:00 a.m., premises known as 40-45 95th Street, Elmhurst, NY 11373. 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 1595 and Lot 8. Approximate amount of judgment is \$998,972.43 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 708165/2023.

David R. Ferguson, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 222065-4