

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT1, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT1,

-against-

JAMES RUSSO, AS HEIR AND DISTRIBUTEE OF THE ESTATE OF HENRIETTA RUSSO, ET AL.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure and entered in the Office of the Clerk of the County of Queens on October 15, 2025, wherein WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT1, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT1 is the Plaintiff and JAMES RUSSO, AS HEIR AND DISTRIBUTEE OF THE ESTATE OF HENRIETTA RUSSO ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, on 01/30/2026 at 10:00AM, premises known as 8609 158TH AVENUE, HOWARD BEACH, New York 11414; and the following tax map identification, 4-13966-91.

**ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WIYTH THE BUILDINGS AND IMPROVMENTS THEREON ERECTED, SITUATE LYING AND BEING IN THE COUNTY OF QUEENS, CITY AND STATE OF NEW YORK**

Premises will be sold subject to provisions of filed Judgment Index No.: 714407/2017. Joseph N. Misk, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**



17-003693 - StM

