

SUPREME COURT THE STATE OF NEW YORK:
COUNTY OF QUEENS

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HSBC BANK USA, NATIONAL
ASSOCIATION AS TRUSTEE FOR THE
HOLDERS OF THE MERRILL LYNCH
INVESTORS, INC., MORTGAGE PASS-
THROUGH CERTIFICATES, MANA SERIES
2007-0AR5

Index No: 707394/2015

NOTICE OF SALE

Plaintiff,

-against-

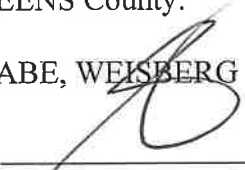
NICHOLAS CIPRIANI A/K/A NICHOLAS J.
CIPRIANI
ROSEANNE CIPRIANI
AAMES FUNDING CORPORATION DBA
AAMES HOME LOAN
NATIONAL CITY BANK,

Defendants.

-----X
TAKE NOTICE that the within is a true copy of a Notice of Sale for 159-44 85th
Street, Howard Beach, New York 11414 in QUEENS County.

McCABE, WEISBERG & CONWAY, LLC

Dated: September 5, 2024
Melville, NY

By: 
MELISSA A. SPOSATO, ESQ.
Attorneys for Plaintiff
One Huntington Quadrangle, Suite 4N25
Melville, NY 11747
(631) 812-4084
(855) 845-2584 facsimile

To:
David J. Broderick
David J Broderick, P.C.
Attorney for Nicholas Cipriani a/k/a Nicholas J. Cipriani and Attorney for Rosanne Cipriani
70-20 Austin Street, Suite 111
Forest Hills, New York 11375

Richard H. Rubin, Esq.
Rubin & Licatesi, P.C.
Attorney for Rosanne Cipriani
591 Stewart Avenue, 4th Floor
Garden City, New York 11530

AAMES Funding Corporation DBA AAMES Home Loan
One Commerce Plaza, 99 Washington Avenue
Albany, New York 1231

National City Bank
11 Pennsylvania Plaza
New York, New York 10001

Janet L. Brown
15503 Jamaica Ave
Jamaica, New York 11432
Court Appointed Referee

NOTICE OF SALE
SUPREME COURT - COUNTY OF QUEENS

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF
THE MERRILL LYNCH INVESTORS, INC., MORTGAGE PASS-THROUGH
CERTIFICATES, MANA SERIES 2007-OAR5,

Plaintiff,

Against

NICHOLAS CIPRIANI A/K/A NICHOLAS J. CIPRIANI, ROSEANNE CIPRIANI, ET AL.,

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 06/25/2024, I, the undersigned Referee, will sell at public auction, on the Courthouse steps of the Queens Supreme Court located at 88-11 Sutphin Blvd., Jamaica, NY, on 10/4/2024 at 10:00AM, premises known as 159-44 85th Street, Howard Beach, New York 11414, And Described As Follows:

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 14005 Lot 87

The approximate amount of the current Judgment lien is \$637,364.93 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 707394/2015

Janet L. Brown, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 7/29/24 File Number: 253-4387 SH

Index No. 707394/2015

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS**

HSBC BANK USA, NATIONAL ASSOCIATION AS
TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH
INVESTORS, INC., MORTGAGE PASS-THROUGH
CERTIFICATES, MANA SERIES 2007-0AR5

PLAINTIFF,

-AGAINST-

NICHOLAS CIPRIANI A/K/A NICHOLAS J. CIPRIANI
ROSEANNE CIPRIANI
AAMES FUNDING CORPORATION DBA AAMES HOME
LOAN
NATIONAL CITY BANK,

DEFENDANTS.

NOTICE OF SALE

McCABE, WEISBERG & CONWAY, LLC

Attorneys for PLAINTIFF

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