

## **NOTICE OF SALE**

**SUPREME COURT COUNTY OF QUEENS**

**HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA ASSET  
ACCEPTANCE CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES  
2007-1, Plaintiff**

**AGAINST**

**GWENDOLYN RODNEY, ET AL., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered December 21, 2017, 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, New York on September 20, 2024 at 10:00AM, premises known as 148-20 115th Avenue, Jamaica, NY 11436. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 11993, Lot 62. Approximate amount of judgment \$596,560.85 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #705120/2015. The aforementioned auction will be conducted in accordance with the QUEENS County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

**Donna Furey, Esq., Referee**

**Gross Polowy, LLC**

**1775 Wehrle Drive**

**Williamsville, NY 14221**

**15-001769**

SUPREME COURT STATE OF NEW YORK  
COUNTY OF QUEENS

15-001769

Index No. 705120/2015

## AFFIRMATION OF SERVICE BY MAIL

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HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION, MORTGAGE  
PASS-THROUGH CERTIFICATES, SERIES 2007-1, Plaintiff

vs.

GWENDOLYN RODNEY, et al., Defendant(s)  

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Devin DeFrank, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on August 22, 2024, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

## Referee:

Donna Furey, Esq.

44-14 Broadway

Astoria, NY 11103

Gwendolyn Rodney

148-20 115th Avenue

Jamaica, NY 11436


Eric T. Schneiderman

Attorney for Defendant People of the State of New York

300 Motor Parkway, Suite 205

Hauppauge, NY 11788-5522

I affirm on, August 22, 2024 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.

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Devin DeFrank