

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
2006-AF1, Plaintiff**

AGAINST

ENRIQUE CASTRO, BETTY CELLERI, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered November 14, 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 13, 2024 at 11:00AM, premises known as 104-28 42ND AVENUE, CORONA, NY 11368. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Second Ward of the Borough and County of Queens, City and State of New York, BLOCK 1986 LOT 10. Approximate amount of judgment \$890,519.51 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #706393/2014. 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.

Nicholas J. Ferrar, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

00-301419

SUPREME COURT STATE OF NEW YORK
COUNTY OF QUEENS

00-301419
Index No. 706393/2014

AFFIRMATION OF SERVICE BY MAIL

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2006-AF1, Plaintiff

vs.

ENRIQUE CASTRO, BETTY CELLERI, ET AL., Defendant(s)

Nolan Majors, 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 13, 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:

Nicholas Joseph Ferrar, Esq.

Law Offices of Nicholas J. Ferrar, 647 Franklin Avenue - Suite 202

Garden City, NY 11530

Enrique Castro

104-28 42nd Avenue

Corona, NY 11368

Betty Celleri

104-28 42nd Avenue

Corona, NY 11368

I affirm on, August 13, 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.



Nolan Majors

