

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

HSBC BANK USA, NATIONAL  
ASSOCIATION AS TRUSTEE FOR  
WELLS FARGO ASSET SECURITIES  
CORPORATION, MORTGAGE  
ASSET-BACKED PASS-THROUGH  
CERTIFICATES SERVICE 2007-PA4,

-against-

LILIANS NIVAR, ET AL.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in the Office of the Clerk of the County of Queens on November 1, 2024, wherein HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERVICE 2007-PA4 is the Plaintiff and LILIANS NIVAR, ET AL. are the Defendant(s). I, the undersigned Referee, will sell at public auction at the QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD, COURTROOM 25, JAMAICA, NY 11435, on January 24, 2025 at 11:00AM, premises known as 100-15 35TH AVE, CORONA, NY 11368; and the following tax map identification: 1734-25.

**ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK**

Premises will be sold subject to provisions of filed Judgment Index No.: 707831/2021. Autrey Glen Johnson, 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.**



20-049312 - StM

