

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR BCAP LLC TRUST
2006-AA2, Plaintiff

AGAINST

JULIO A. DELGADO, CARMEN L. CASTRO, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered October 22, 2024, 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 January 24, 2025 at 10:00AM, premises known as 10015 27th Avenue, East Elmhurst, NY 11369. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Third Ward of the Borough and County of Queens, City and State of New York, Block 1650, Lot 18. Approximate amount of judgment \$1,119,315.73 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #709837/2015. 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.

Fearonce Gerard Lalande, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

18-005215