

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN ABS
MORTGAGE LOAN TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2007-1, Plaintiff

AGAINST

MARTHA MCNEIL, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered December 10, 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 March 7, 2025 at 10:00AM, premises known as 115-60 145th Street, 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 11988, Lot 31. Approximate amount of judgment \$787,615.78 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #706184/2023.

James S. Yoh, Esq, Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

22-001821