

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

HSBC Bank USA, N.A., as Trustee for Structured Adjustable Rate Mortgage Loan Trust Mortgage  
Pass-Through Certificates, Series 2005-1, Plaintiff

AGAINST

Sabrina Edery, as Administratrix of the Estate of Ann Lewitinn; 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, 88-11 Sutphin Boulevard, Jamaica, NY 11435, on the second floor in Courtroom 25 on January 24, 2025 at 10:00AM, premises known as 431 Beach 45th Street, Far Rockaway, NY 11691. 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 NY, Block 15968 Lot 96. Approximate amount of judgment \$480,940.23 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 703588/2015. The auction will be conducted pursuant to the COVID-19 Policies Concerning Public Auctions of Foreclosed Property established by the 11th Judicial District.

Michael A. Cervini, Esq., Referee

LOGS Legal Group LLP f/k/a Shapiro, DiCaro & Barak, LLC  
Attorney(s) for the Plaintiff  
175 Mile Crossing Boulevard  
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Dated: October 30, 2024