

## 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

Melissa Nixon a/k/a Melissa Brady, Individually and as Administratrix of the Estate of Rena Nixon; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered February 13, 2020 and amended April 3, 2023, 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 May 23, 2025 at 10:00AM, premises known as 104-10 210th Street, Queens Village, NY 11429. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 10916 Lot 119. Approximate amount of judgment \$818,618.22 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 714411/2016.

Gregory M. LaSpina, Esq., Borchert & Laspina P.C., Referee

LOGS Legal Group LLP f/k/a Shapiro, DiCaro & Barak, LLC  
Attorney(s) for the Plaintiff  
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Dated: March 14, 2025