

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation,
Mortgage Pass-through Certificates, Series 2007-7, Plaintiff

AGAINST

Nissan Arapian, Anna Arapian, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered June 20, 2018, 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 February 21, 2025 at 10:00AM, premises known as 151-40 12th Road, Whitestone, NY 11357. 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: 4530, Lot: 35. Approximate amount of judgment \$713,086.91 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #706281/2021. For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832. Only Bank or Certified check payable to the Referee will be accepted for the downpayment. No third party check or cash will be accepted.

Mark Keller, Esq., Referee

Frenkel Lambert Weiss Weisman & Gordon, LLP

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