

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

HSBC Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation

Mortgage Pass Through Certificates Series 2005-AP3, Plaintiff

AGAINST

Yosi Shem-Tov; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered March 4, 2024 I, the undersigned Referee will sell at public auction at the steps of Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on May 10, 2024 at 11:00AM, premises known as 86-82 Midland Pkwy, Jamaica Estates, NY 11432. 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 9938 Lot 264 (f/k/a part of Lot 65). Approximate amount of judgment \$1,414,364.72 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 722527/2020. The auction will be conducted pursuant to the COVID-19 Policies Concerning Public Auctions of Foreclosed Property established by the Eleventh Judicial District.

James Scott Yoh, Esq., Referee

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Attorney(s) for the Plaintiff  
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Dated: March 15, 2024