

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

Wells Fargo Bank, National Association, as Trustee for the Holders of the Morgan Stanley ABS Capital I Inc. Trust 2005-WMC5, Mortgage Pass-Through Certificates, Series 2005-WMC5, Plaintiff

AGAINST

Marc Anthony Frederic, Administrator of and Heir to the Estate of Yvette Frederic; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered April 19, 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 February 27, 2026 at 10:00 AM, premises known as 259-36 147th Road, Rosedale, NY 11422. 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: 13683, Lot: 58. Approximate amount of judgment \$1,210,958.78 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #702001/2012. For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

Dominic L. Chiariello, Esq., Referee

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