

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR ABFC 2004-OPT4
TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2004-OPT4,

-against-

IRENE KOUTSIDIS, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF NICK
KOUTSIDIS, ET AL.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure and entered in the Office of the Clerk of the County of Queens on January 8, 2025, wherein WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR ABFC 2004-OPT4 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2004-OPT4 is the Plaintiff and IRENE KOUTSIDIS, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF NICK KOUTSIDIS ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, on 12/12/2025 at 10:00AM, premises known as 15710 LOCKE AVENUE, WHITESTONE, New York 11357; and the following tax map identification, -4742-80.

**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,**

Premises will be sold subject to provisions of filed Judgment Index No.: 713741/2023. Scott H. Siller, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.



23-120106 - StM