

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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FV-I, INC. IN TRUST FOR MORGAN STANLEY
MORTGAGE CAPITAL HOLDINGS LLC,

INDEX NO. 713298/2017

NOTICE OF SALE

Plaintiff,

-against-

PAMELA THOMAS; CHRISTIE WINSTON;
CARL THOMAS; DIONNE THOMAS; WELLS
FARGO BANK, NA; CRIMINAL COURT OF
THE CITY OF NEW YORK; NEW YORK STATE
DEPARTMENT OF TAXATION AND FINANCE;
QUEENS SUPREME COURT; LR CREDIT LLC;
INTERNAL REVENUE SERVICE UNITED
STATES OF AMERICA; NEW YORK CITY
TRANSIT ADJUDICATION BUREAU; NEW
YORK CITY PARKING VIOLATIONS
BUREAU, NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD; CARL
THOMAS AND JOHN DOE,

Mortgage Premises:
85-14 Palo Alto Street
Holliswood, NY 11423

Defendants.

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PLEASE TAKE NOTICE that the annexed is the Notice of Sale of the premises known as **85-14 Palo Alto Street, Holliswood, NY 11423**, directed to be sold on **December 5, 2025 at 10:00 a.m.**, at public auction at the Queens County Supreme Courthouse, Second Floor, Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435, in connection with the above captioned foreclosure action.

The premises will be sold and conveyed pending any and all appeals, quiet title actions and on-going litigation.

Dated: November 6, 2025
New York, New York

GREENSPOON MARDER LLP
Attorneys for Plaintiff

By: /s/ Raspreet Bhatia

Raspreet Bhatia, Esq.
1345 Avenue of the Americas, Suite 2200
New York, NY 10105
P: 212.524.5000

Copies to:

DAVID J. BRODERICK, ESQ.,
ATTORNEY FOR PAMELA THOMAS
70-20 AUSTIN STREET, SUITE 107
FOREST HILLS, NY 11375

CHRISTIE WINSTON
8514 PALO ALTO STREET
HOLLIS, NY 11423

CARL THOMAS
92 MEYER AVENUE
VALLEY STREAM, NY 11580

DIONNE THOMAS
121 S. MONTOWESE STREET
BRANFORD, CT 06405

WELLS FARGO BANK, NA
601 PORTION ROAD
RONKOKOMA, NY 11779

CRIMINAL COURT OF THE CITY OF NEW YORK
C/O DISTRICT ATTORNEY OF QUEENS COUNTY
25 BEAVER STREET, 11TH FLOOR
NEW YORK, NY 10004

NEW YORK CITY TRANSIT AUTHORITY BUREAU
C/O NEW YORK CITY DEPARTMENT OF FINANCE
130 LIVINGSTON STREET
BROOKLYN, NY 11201

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
C/O NEW YORK CITY DEPARTMENT OF FINANCE
100 CHURCH STREET
NEW YORK, NY 10007

JEFFREY ALBERT ST. CLAIR, ESQ.
COURT APPOINTED REFEREE
16 COURT STREET, SUITE 2901
BROOKLYN NY 11241

CHADWICK DEVLIN, ESQ.
AKERMAN LLP
CO-COUNSEL FOR PLAINTIFF
1251 AVENUE OF THE AMERICAS, 37TH FLOOR
NEW YORK NY 10020

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, FV-1, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC, Plaintiff, vs. PAMELA THOMAS, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on April 11, 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, NY 11435 on December 5, 2025 at 10:00 a.m., premises known as 85-14 Palo Alto Street, Holliswood, NY 11423. 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 10505 and Lot 85. Approximate amount of judgment is \$1,064,339.07 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #713298/2017.

Jeffrey Albert St Clair, Esq., Referee

Greenspoon Marder, 1345 Avenue of the Americas, Suite 2200, New York, NY 10105, Attorneys for Plaintiff