

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; REGINALD FREDERIC, HEIR TO THE ESTATE OF YVETTE FREDERIC; MARVIN FREDERIC, 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 11435 on September 6, 2024 at 11:00AM, 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. The aforementioned auction will be conducted in accordance with the QUEENS County COVID-19 Protocols located on the Office of Court Administration (OCA) website (<https://ww2.nycourts.gov/Admin/oca.shtml>) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

Dominic L. Chiariello, Esq., Referee

Fein, Such & Crane, LLP

28 East Main Street

Rochester, NY 14614

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