

NOTICE OF SALE

SUPREME COURT- COUNTY OF QUEENS

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-5, ASSET-BACKED CERTIFICATES, SERIES 2005-5, Plaintiff, AGAINST

UNKNOWN HEIRS OF THE ESTATE OF CATHERINE GREENE and UNKNOWN HEIRS OF THE ESTATE OF GLADYS DENISE WEBSTER A/K/A GLADYS WEBSTER, WHO WAS AN HEIR AN HEIR AT LAW AND NEXT OF KIN OF CATHERINE GREENE, if they be living and if they be dead, the respective heirs-at-law, next-of-kin, distributees, executors, administrators, trustees, devisees, legatees, assignees, lienors, creditors and successors in interest and generally all persons having or claiming under, by or through said defendant(s) who may be deceased, by purchase, inheritance, lien or inheritance, any right, title or interest in or to the real property described in the Complaint; RICHARD GREENE AS HEIR AT LAW AND NEXT OF KIN OF CATHERINE GREENE; YVETTE DENNIS AS HEIR AT LAW AND NEXT OF KIN OF CATHERINE GREENE; DAMON JACKSON AS HEIR AT LAW AND NEXT OF KIN OF JAMES JACKSON, WHO WAS HEIR AT LAW AND NEXT OF KIN OF CATHERINE GREENE; JAMES K JACKSON AS HEIR AT LAW AND NEXT OF KIN OF JAMES JACKSON, WHO WAS HEIR AT LAW AND NEXT OF KIN OF CATHERINE GREENE; CHRISTINA JACKSON AS HEIR AT LAW AND NEXT OF KIN OF JAMES JACKSON, WHO WAS HEIR AT LAW AND NEXT OF KIN OF CATHERINE GREENE; LINDA JACKSON AS HEIR AT LAW AND NEXT OF KIN OF JAMES JACKSON, WHO WAS HEIR AT LAW AND NEXT OF KIN OF CATHERINE GREENE; CATHERINE MERCER AS HEIR AN HEIR AT LAW AND NEXT OF KIN OF CATHERINE GREENE; ROBERT GARLAND JACKSON AS HEIR AT LAW AND NEXT OF KIN OF GLADYS DENISE WEBSTER A/K/A GLADYS WEBSTER, WHO WAS AN HEIR AN HEIR AT LAW AND NEXT OF KIN OF CATHERINE GREENE, et al. Defendant(s)

Pursuant to a judgment of foreclosure and sale duly entered on March 26, 2025.

I, the undersigned Referee, will sell at public auction at the Courtroom 25 of the Queens Supreme Court, located at 88-11 Sutphin Boulevard, 2nd Floor, Jamaica, NY 11435 on June 6, 2025 at 11:00 AM premises known as 2430 Bayswater Ave, Far Rockaway, NY 11691.

Please take notice that this foreclosure auction shall be conducted in compliance with the Foreclosure Auction Rules for Queens County, and the COVID 19 Health Emergency Rules, including proper use of masks and social distancing.

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 15691 and Lot 1.

Approximate amount of judgment \$998,221.14 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #710091/2015.

Alan Cary Kestenbaum, Esq., Referee,
Aldridge Pite, LLP - Attorneys for Plaintiff - 40 Marcus Drive, Suite 200, Melville, NY 11747