

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB,
AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-C,
Plaintiff, vs. DANIEL FARRELL, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on April 22, 2025, 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 July 11, 2025 at 10:00 a.m., premises known as 20 West 10th Road, Broad Channel, NY 11693. 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 15315 and Lot 29. Approximate amount of judgment is \$304,417.96 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #712446/2023.

David S. Dikman, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 240961-1