

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2016-1, Plaintiff, vs. JOAN P. BAJNAUTH, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale After Inquest duly entered on October 1, 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 a/k/a Jamaica Estates, NY 11435 on December 5, 2025 at 11:00 a.m., premises known as 181-12 Dalny Road a/k/a 18112 Dalny Road, Jamaica, NY 11432. 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 9945 and Lot 17. Approximate amount of judgment is \$1,478,430.86 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #703672/2013.

Lawrence Litwack, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 180836-1