

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2, Plaintiff, vs. THELMA IBARROLA A/K/A THELMA C. IBARROLA, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report Judgment of Foreclosure and Sale duly entered on November 24, 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 February 13, 2026 at 10:00 a.m., premises known as 71-19 163rd Street, Unit 3-21-2, Flushing a/k/a Fresh Meadows, NY 11365. 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 6802 and Lot 1061 together with an undivided 1.333 percent interest in the Common Elements. Approximate amount of judgment is \$409,085.41 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 715769/2022.

Tanya Hobson-Williams, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.:180722-4