

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2, Plaintiff, vs. JASMATI SHAH, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on February 4, 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 January 23, 2026 at 11:00 a.m., premises known as 188-38 Ilion Avenue, Saint Albans a/k/a Jamaica, NY 11412. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward, Borough and County of Queens, City and State of New York, Block 10437 and Lot 24. Approximate amount of judgment is \$138,800.63 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #711646/2023.

Frank Xavier Bruno, Jr., Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No. 230412-2