

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF THE MFA 2022-RPL 1 TRUST, Plaintiff, vs. RICHARD SOPP, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on August 13, 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 9, 2026 at 10:00 a.m., premises known as 151-65 26th Avenue, Flushing, NY 11354. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Flushing in the Borough and County of Queens, City and State of New York, Block 4831 and Lot 53. Approximate amount of judgment is \$875,829.86 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #703477/2023.

John William Steigler, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 181648-5