

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. ANDRZEJ WYSZYNSKI A/K/A ANDREJ WYSZYNSKI, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on June 3, 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 September 5, 2025 at 10:00 a.m., premises known as 97-12 63rd Drive, Unit PHC a/k/a Unit PC and Parking Space 18, Rego Park, NY 11374. 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 2090 and Lots 1140 and 1018 together with an undivided 1.814 (apportioned as 1.739% for the Unit and 0.075% for the Parking Unit) percent interest in the Common Elements. The approximate amount of judgment is \$275,970.86 plus interest and costs. Premises will be sold subject to the provisions of filed Judgment Index #709183/2023.

Nicole D. Katsorhis, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 180292-3