

**NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB,  
AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-B,  
Plaintiff, vs. XUE MIN CHEN, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on August 6, 2024, 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 10:00 a.m., premises known as 131-01 40th Road, Unit No. 8D, Flushing, NY 11354. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, Block 5066 and Lot 3002 together with an undivided 0.439 percent interest in the Common Elements. Approximate amount of judgment is \$886,301.56 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 716198/2020.

Dominic L. Chiariello, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 232796-1