

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS DELAWARE TRUSTEE OF SMRF TRUST VI-A, Plaintiff, vs. AFZAL AHMAD, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 25, 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 106-47 Union Hall Street, Jamaica, NY 11433. 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 10129 and Lot 46. Approximate amount of judgment is \$785,917.11 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 701083/2023.

Nicholas Emilio Perciballi, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 230983-1