

## NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2022-NQM3 TRUST, Plaintiff, vs. FUTURE ISERVICE, LLC, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale and Decision + Order on Motion duly entered on November 6, 2025, I, the undersigned Referee will sell at public auction at the Room 252 of the New York County Courthouse, 60 Centre Street, New York, NY 10007 on January 28, 2026 at 2:15 p.m., premises known as 20 West 84th Street, Unit 3C, New York, NY 10024. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, County, City and State of New York, Block 1197 and Lot 1011 together with an undivided 3.383 percent interest in the Common Elements. Approximate amount of judgment is \$1,670,086.58 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 850437/2024.

Paul Sklar, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.:232425-2