

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, WILMINGTON TRUST NATIONAL ASSOCIATION
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF MFRA TRUST 2016 1,
Plaintiff, vs. MIRACLE BUILDERS CORP., ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on May 19, 2023, I, the undersigned Referee will sell at public auction at Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on January 17, 2025 at 10:00 a.m., premises known as 153-14 109th Road, 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 and County of Queens, City and State of New York, Block 12144 and Lot 13. Approximate amount of judgment is \$948,390.43 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #721151/2019.

Helmut Borchert, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for
Plaintiff. Firm File No.: 191278-1