

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2015-1, Plaintiff, vs. EDWARD QUEZADA A/K/A EDWARD G. QUEZADA, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on March 12, 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 May 30, 2025 at 10:00 a.m., premises known as 85-30 90th Street, Woodhaven, NY 11421. 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 8872 and Lot 21. Approximate amount of judgment is \$626,761.46 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #713513/2023.

Fearonce Gerard La Lande, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 190983-5