

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, FLAGSTAR BANK, N.A., F/K/A FLAGSTAR BANK, FSB, Plaintiff, vs. SHAVAR P. ROWE, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 12, 2025 I, the undersigned Referee will sell at public auction on the second floor in Courtroom 25 at Queens County Supreme Court located at 88-11 Sutphin Boulevard, Jamaica, New York 11435 on February 13, 2026 at 10:00 AM, premises known as 190-44 111TH AVENUE, SAINT ALBANS, NY 11412. All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Queens, City and State of New York, Block: 10950, Lot: 99. Approximate amount of judgment is \$659,366.00 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 721759/2022.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee.

All parties shall comply with the Queens County Foreclosure Auction Rules, which can be found on the Queens Supreme Court - Civil Term Website

(https://www.nycourts.gov/LegacyPDFS/COURTS/11jd/supreme/civilterm/partrules/Foreclosure_Auction_Rules.pdf)

For Sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

SCOTT SILLER, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

Title No. ST17-0053Q

SCHEDULE A

All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the Southerly side of 111th Avenue (Cumberland Ave.) distant 400 feet Westerly from the corner formed by the intersection of the Westerly side of 194th Street (Kenmore Ave.) with the Southerly side of 111th Avenue, (Cumberland Ave.);

RUNNING THENCE Southerly parallel with 194th Street (Kenmore Avenue) 100 feet;

THENCE Westerly parallel with 111th Avenue (Cumberland Ave.) 40 feet;

THENCE Northerly and again parallel with 194th Street (Kenmore Ave.) 100 feet to the Southerly side of 111th Avenue (Cumberland Ave.);

THENCE Easterly along the Southerly side of 111th Avenue (Cumberland Ave.) 40 feet to the point or place of BEGINNING;

FOR CONVEYANCING ONLY, IF INTENDED TO BE CONVEYED.
TOGETHER WITH ALL RIGHTS, TITLE AND INTEREST OF, IN AND TO
ANY STREETS AND ROADS ABUTTING THE ABOVE DESCRIBED
PREMISES TO THE CENTER LINE THEREOF.

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS-----x
FLAGSTAR BANK, N.A., F/K/A FLAGSTAR BANK, FSB
Plaintiff(s),**Index No.: 721759/2022**

-against-

SHAVAR P. ROWE, ET AL.

**AFFIDAVIT OF
SERVICE**

Defendant(s).

-----x
STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

Nicole DePascale, being duly sworn, deposes and says:

I am over 18 years of age, reside in the State of New York and I am not a party to this action.

On January 23, 2026, I enclosed a copy of the annexed **NOTICE OF SALE** by depositing a true copy of same enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York to the following parties:

GARFIELD A. HESLOP, ESQ.
ATTORNEY FOR DEFENDANT
SHAVAR P. ROWE
HESLOP & DOMINIQUE, LLP
147 PRINCE STREET, SUITE 4-31
BROOKLYN, NY 11201

SERVICE FINANCE COMPANY, LLC
555 SOUTH FEDRAL HIGHWAY, SUITE 200
BOCA RATON, FL 33432

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 CHURCH STREET
NEW YORK, NY 10007

SEAN DOE (REFUSED LAST NAME)
190-44 111TH AVENUE
SAINT ALBANS, NY 11412

LISA ROWE
190-44 111TH AVENUE
SAINT ALBANS, NY 11412

HYACINTH ROWE
190-44 111TH AVENUE
SAINT ALBANS, NY 11412

EILEEN ROWE
190-44 111TH AVENUE
SAINT ALBANS, NY 11412

QUEENS COUNTY SUPREME COURT
AUCTION CALENDAR CLERK
88-11 SUTPHIN BOULEVARD
JAMAICA, NEW YORK 11435

SCOTT H. SILLER, ESQ.
REFEREE
706 EQUESTRIAN WAY
WESTBURY, NY 11590

ANY AND ALL OCCUPANTS
190-44 111TH AVENUE
SAINT ALBANS, NY 11412

Nicole DePascale
Nicole DePascale

Sworn to before me on this 23rd day

of January, 2026

Erin Moran
NOTARY PUBLIC

ERIN MORAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MO0039148
Qualified in Suffolk County
Commission Expires July 07, 2029