

## **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](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](http://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 111<sup>th</sup> Avenue (Cumberland Ave.) distant 400 feet Westerly from the corner formed by the intersection of the Westerly side of 194<sup>th</sup> Street (Kenmore Ave.) with the Southerly side of 111<sup>th</sup> Avenue, (Cumberland Ave.);*

*RUNNING THENCE Southerly parallel with 194<sup>th</sup> Street (Kenmore Avenue) 100 feet;*

*THENCE Westerly parallel with 111<sup>th</sup> Avenue (Cumberland Ave.) 40 feet;*

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

*THENCE Easterly along the Southerly side of 111<sup>th</sup> 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.**

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**Index No.:** 721759/2022

## AFFIDAVIT OF SERVICE

Defendant(s).

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 FEDERAL 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

Sworn to before me on this 23<sup>rd</sup> day

of January, 2026

  
NOTARY PUBLIC

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