

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE VERUS SECURITIZATION TRUST 2021-R2 , Plaintiff, vs. LILI DOLEH, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on August 22, 2025 I, the undersigned Referee will sell at public auction at the Terrace of the Richmond County Courthouse, Room 112, 18 Richmond Terrace, Staten Island NY 10301, on November 13, 2025 at 10:00 AM, premises known as 111 BENEDICT ROAD, STATEN ISLAND, NY 10304. All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, Block: 867, Lot: 2. Approximate amount of judgment is \$1,363,664.36 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 135339/2023.

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.

MARISSA JONES, Esq., Referee

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

ADAR LAND & TREE ABSTRACT INC.
34 Franklin Avenue Suite #223
Brooklyn, NY 11205
As Agent for
Old Republic Title Insurance Company

Title Number: FTA1269

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SCHEDULE A DESCRIPTION

ALL that certain plot piece or parcel of land, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, bounded and described as follows:

BEGINNING at a point formed by the intersection of the northwesterly side of The Circle and the easterly side of Benedict Road;

RUNNING THENCE ~~along the easterly side of Benedict Road North 22 degrees, 50 minutes, 25 seconds west, 128.69 feet to a point;~~

THENCE north 28 degrees, 17 minutes, 05 seconds east, 100 feet to a point;

THENCE south 32 degrees, 01 minutes, 30 seconds east 100 feet (U.S. Std. 103.34 ft.) to a point on the northwesterly side of The Circle;

THENCE ~~along the northwesterly side of The Circle south 23 degrees, 41 minutes, 27 seconds west, 130 feet to the point or place of BEGINNING.~~

PREMISES: 111 Benedict Road, Staten Island, New York (For Information Only)

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF RICHMOND

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN
ITS INDIVIDUAL CAPACITY BUT SOLELY AS
TRUSTEE FOR THE VERUS SECURITIZATION TRUST
2021-R2

Index No.: 135339/2023

Plaintiff(s),

-against-

LILI DOLEH A/K/A LILI YUNES DOLEH, ET AL.

AFFIDAVIT OF SERVICE

Defendant(s).

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

Christian Zamora, 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 October 13, 2025, 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:

CHARLES WALLSHEIN, ESQ.
ATTORNEY FOR DEFENDANT
LILI DOLEH A/K/A LILI YUNES DOLEH
35 PINELAWN ROAD, SUITE 106E
MELVILLE, NY 11747

DANIEL PERLA
104 WINDSOR GATE
GREAT NECK, NY 11020

ASSOCIATED SUPERMARKET GROUP, LLC & AFS CAPITAL, LLC
C/O CT CORPORATION SERVICE COMPANY
28 LIBERTY STREET
NEW YORK, NY 10005

ALPHA I MARKETING CORP
C/O SECRETARY OF STATE - 99 WASHINGTON AVENUE, 6TH FLOOR
ALBANY, NY 12231

NEW YORK CITY PARKING VIOLATIONS BUREAU
100 CHURCH STREET
NEW YORK, NY 10007

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
BUILDING #9
W.A. HARRIMAN CAMPUS
ALBANY, NY 12227

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

AFS CAPITAL, LLC
C/O CT CORPORATION SERVICE COMPANY
REGISTERED AGENT
28 LIBERTY STREET
NEW YORK, NY 10005

RICHMOND COUNTY SUPREME COURT
AUCTION CALENDAR CLERK
26 CENTRAL AVENUE
STATEN ISLAND, NY 10301

MARISSA T. JONES, ESQ.
REFEREE
2141 RICHMOND RD
STATEN ISLAND, NY 10306

ANY AND ALL OCCUPANTS
111 BENEDICT ROAD
STATEN ISLAND, NY 10304


Christian Zamora

Sworn to before me on this 13 day
of October, 2025


NOTARY PUBLIC

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