

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F, Plaintiff, vs. REYNOLD ROBINSON, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 16, 2025 I, the undersigned Referee will sell at public auction on the second floor in Courtroom 25 Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY 11435 on January 23, 2026 at 10:00 AM, premises known as 155-47 114TH ROAD, JAMAICA, NY 11434. 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: 12186 , Lot: 75. Approximate amount of judgment is \$362,987.23 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 705161/2017.

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 or call (800) 280-2832.

JEFFREY KIM, Esq., Referee

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

Schedule A Description

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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, bounded and described as follows:

BEGINNING at a point on the NORTHERLY side of 114th Road (50 feet wide), distant 53.61 feet WESTERLY from the corner formed by the intersection of the NORTHERLY side of 114th Road with the SOUTHWESTERLY side of 157th Street (60 feet wide);

RUNNING THENCE WESTERLY along the NORTHERLY side of 114th Road, 20.10 feet;

THENCE NORTHERLY at right angles to the NORTHERLY side of 114th Road, 100.31 feet;

THENCE EASTERLY along a line forming an interior angles of 90 degrees 02 minutes 23 seconds with the last mentioned course, 20.10 feet;

THENCE SOUTHERLY at right angles to the NORTHERLY side of 114th Road and part of the distance through a party wall, 100.33 feet to the NORTHERLY side of 114th Road at the point or place of BEGINNING.

TOGETHER with an easement for Right of Way in favor on the premises herein described over the easterly 4 feet to a depth of 80 feet northerly from the northerly side of 114th Road of the premises adjoining on the west to be used as a driveway for pleasure automobiles.

SUBJECT to an easement of Right of Way over the WESTERLY 4 feet to a depth of 80 feet northerly from the northerly side of 114th Road of the premises herein described in favor of the premises adjoining on the west to be used as a driveway for pleasure automobiles only.

PREMISES BEING KNOWN AS:
155-47 114th Road, Jamaica, NY
SECTION: BLOCK: 12186 LOT(S): 75

This Security Instrument covers real property improved, or to be improved, by a one or two family dwelling only.