

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR VERUS SECURITIZATION TRUST 2020-INV1, Plaintiff, vs. 168 MANHATTAN INC., ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on June 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 January 16, 2026 at 10:00 a.m., premises known as 52-05 Robinson Street a/k/a Quince Avenue, Flushing, NY 11355. 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 5232 and Lot 1. Approximate amount of judgment is \$1,439,527.01 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #722037/2022.

Lawrence M. Litwack, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff.

Firm File No.: 252015-1