

**NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST, PLAINTIFF, vs. RONALD SHAW, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 10, 2024, 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 November 21, 2025, at 10:00 AM, premises known as 192-11 116TH ROAD, SAINT ALBANS, NY 11412. 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: 11061, Lot: 46. Approximate amount of judgment is \$489,246.08 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 721276/2022.

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 Eleventh Judicial District's COVID-19 Policies concerning Public Auctions of foreclosed properties. These policies, along with the Queens County Foreclosure Auction Rules, 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))

DOMINIC CHIARIELLO, Esq., Referee

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

**Schedule A Description**

Title Number

Page 1

ALL that certain plot, piece or parcel of land, lying and being in the Borough and County of Queens, City and State of New York, Known and designated as and by lots 19 and 20 block 18 on a certain map entitled, "Map of property at Hollis, 4th Ward, Borough of Queens, NYC surveyed 11-1907 by Tompkins, S. & E. and filed in Queens County Clerk's Office on 5-29-1912 as map #892 and bounded and described as follows:

BEGINNING at a point on the southerly side of 116th Road, formerly Mayville Street, distant 260 feet westerly from the corner formed by the intersection of the northerly side of 116th Road with the westerly side of 194th Street, formerly Kenmore Avenue;

RUNNING THENCE northerly parallel with 194th Street, 100 feet;

THENCE westerly parallel with 116th Street, 40 feet;

THENCE southerly again parallel with 194th Street, 100 feet to the northerly side of 116th Road, 40 feet;

THENCE easterly along the northerly side of 116th Road, 40 feet to the point or place of BEGINNING.

**FOR INFORMATIONAL PURPOSES ONLY:**

Block: 11061      Lot: 46

192-11 116th Road, St. Albans, NY 11412

PREMISES IMPROVED BY A  
1 OR 2 FAMILY DWELLING