

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, CMG MORTGAGE INC, Plaintiff, vs. JON PHILLIPS, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 10, 2024 and Order Appointing Substituted Referee entered on February 3, 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 April 25, 2025 at 10:00 AM, premises known as 119-35 219TH ST, CAMBRIA HEIGHTS, NEW YORK 11411-2004. 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: 12779, Lot: 8. Approximate amount of judgment is \$625,961.89 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 705439/2018.

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)

For Sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

MICHAEL CERVINI, Esq., Referee

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



Reference ID:

SEARCH NO. FARS-1042896

Title No:

Schedule A- Description of the Premises

ALL that certain plot, piece or parcel of land 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 easterly side of 219th Street (60 feet wide) distant 26.07 feet northerly from the corner formed by the intersection of the easterly side of 219th Street with the northeasterly side of Frances Lewis Boulevard (100 feet wide);

RUNNING THENCE easterly at right angles to the easterly side of 219th Street 100 feet;

THENCE northerly parallel with the easterly side of 219th Street 28.33 feet;

THENCE westerly again at right angles to the easterly side of 219th Street 100 feet to the easterly side of 219th Street;

THENCE southerly along the easterly side of 219th Street 28.33 feet to the point or place of BEGINNING.

119-35 219th Street, Cambria Heights, NY (City of New York & Borough of Queens) Queens County
BLOCK 12779 LOT 8