

**NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2021-R1, Plaintiff, vs. JR FOREVER LLC, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on March 26, 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 June 6, 2025, at 10:00 AM, premises known as 117-16 165TH STREET, 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: 12355, Lot: 35. Approximate amount of judgment is \$435,240.58 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 716254/2023.

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.

**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))

SCOTT SILLER, Esq., Referee

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

TITLE HELP AGENCY LLC  
as Agent for  
The SECURITY TITLE Guarantee Corporation of Baltimore

SCHEDULE A (Description)

Title Number:

ALL that certain lot, piece or parcel of land, situate, lying and being at Jamaica, Town of Jamaica, Borough and County of Queens, City and State of New York, known and designated on a certain map entitled "Map No. 2 of Lincoln Avenue Manor at Jamaica in the 4th Ward of the Borough of Queens, City of New York, N.Y." belonging to the House & Home Company, surveyed by E.W. Conklin & Sons, C.E., Surveyors on July 1904, and filed in the Office of the Clerk (now Register) of Queens County on July 31, 1905 as Map No. 446, New No. 778, being lots known as and by the Nos. 553 and 554 in Block 13, more particularly bounded and described as follows:

BEGINNING at a point on the Westerly side of 165th Street (Portman Avenue) distant 140 feet Southerly, when measured along the Westerly side of 165th Street, from the corner formed by the intersection of the Westerly side of 165th Street and the Southerly side of Patch Boulevard (Nottawa Street);

RUNNING THENCE Southerly along the Westerly side of 165th Street, 40 feet;

THENCE Westerly at right angles to the Westerly side of 165th Street, 100 feet;

THENCE Northerly parallel with the Westerly side of 165th Street, 40 feet; and,

THENCE Easterly again at right angles to the Westerly side of 165th Street, 100 feet to the Westerly side of 165th Street at the point or place of BEGINNING;