

**REFEREE'S NOTICE OF SALE IN FORECLOSURE****SUPREME COURT - COUNTY OF QUEENS**

**SAFEGUARD MISTY REALTY GROUP, LLC, Plaintiff - against - RICHARD SAMUEL AS HEIR AT LAW, NEXT OF KIN AND DISTRIBUTE OF THE ESTATE OF LILLIAN WOLTER SAMUEL-DECEASED, et al Defendant(s).**

Pursuant to a Judgment of Foreclosure and Sale entered on October 10, 2024. I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25 on the 3rd day of October, 2025 at 10:00 AM. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the 3rd Ward Borough and County of Queens, City and State of New York.

Premises known as 71-34 170th St., Flushing, NY 11365.

(Block: 6957, Lot: 58)

Approximate amount of lien \$1,010,056.60 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 712626/2022. Yvette V. Dudley, Esq., Referee.

Stein, Wiener & Roth LLP

Attorney(s) for Plaintiff

1400 Old Country Road, Suite 315

Westbury, NY 11590

Tel. 516-742-1212 SAMUEL-79086

Dated: August 4, 2025

**During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale. Auction Locations are subject to change.**

**AFFIDAVIT OF MAILING**

Deanna DeLessio, the undersigned, affirms pursuant to CPLR §2104, as follows:

That deponent is not a party to the action, is over 18 years of age and is an employee of Stein, Weiner & Roth, LLP.

That on August 5, 2025, deponent served a true copy of the Notice of Sale upon:

Richard Samuel as Heir at Law, next of kin and Distrubutee of the Estate of Lillian Wolther Samuel-deceased  
14880 Reflection Key Circle, Unit 2022  
Ft. Myers, FL 33907

Barbara Schwartz as Heir at Law, next of kin and Distrubutee of the Estate of Lillian Wolther Samuel-deceased  
419 E. 72<sup>nd</sup> Street, Apt. 15  
New York, NY 10021

Karen Weiss as Heir at Law, next of kin and Distrubutee of the Estate of Lillian Wolther Samuel-deceased  
20 Club Court  
Pleasantville, NY 10570

City of New York Environmental Control Board  
144-06 94th Avenue  
Jamaica, NY 11435

New York State Department of Taxation and Finance-Tax Compliance Division-C.O.-ATC  
P.O. Box 5149  
Albany, NY 12205

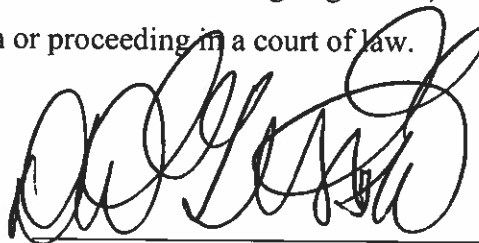
Bernard J. Tordesillas, Esq.  
Attorney for Defendant  
New York State Department of  
Taxation and Finance-Tax Compliance  
Division-C.O.-ATC  
375 Pearl Street, 30<sup>th</sup> Floor  
New York, NY 10038

United States of America Department of Treasury  
Internal Revenue Service  
Cincinnati, OH 45999-0048

Yvette Vera Dudley, Esq., Referee  
219-03 Merrick Boulevard, 2nd Floor  
Springfield Gardens, NY 11413;

in this action, at the address indicated and designated for that purpose by depositing true copies of same enclosed in a post-paid properly addressed wrapper, in – a post office – depository under the exclusive care and custody of the United States Post Office Department within the State of New York.

I affirm this 5th day of August, 2025, under penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.

A handwritten signature in black ink, appearing to read 'Deanna DeLessio', written over a horizontal line.

Deanna DeLessio 79086