

REFEREE'S NOTICE OF SALE IN FORECLOSURE

SUPREME COURT - COUNTY OF RICHMOND

WALL STREET MORTGAGE BANKERS, LTD DBA POWER EXPRESS, Plaintiff - against - STEPHANIE LONGWORTH, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on October 4, 2024. I, the undersigned Referee will sell at public auction at 18 Richmond Terrace, Room 112, Staten Island, N.Y. 10301 on the 2nd day of October, 2025 at 10:00 AM. All that certain plot, piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York.

Premises known as 119 Roe Street, Staten Island, NY 10310.

(Block: 221, Lot: 19)

Approximate amount of lien \$360,717.87 plus interest and costs.

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

Index No. 135064/2020. Daniel C. Marotta, Esq., Referee.

Stein, Wiener & Roth LLP

Attorney(s) for Plaintiff

1400 Old Country Road, Suite 315

Westbury, NY 11590

Tel. 516-742-1212 LONGWORTH-77169

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

Dated: July 29, 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

Ellen Lennon, 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 July 30, 2025, deponent served a true copy of the Notice of Sale upon:

Stephanie Longworth
119 Roe Street
Staten Island, NY 10310

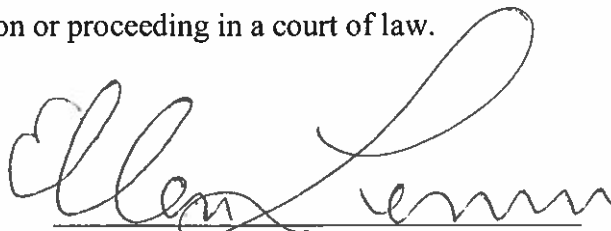
Richard Kotula a/k/a Richard Leo Kotula
119 Roe Street
Staten Island, NY 10310

John Doe (name refused)
119 Roe Street
Staten Island, NY 10310

Dan Marotta, Esq., Referee
1878 Victory Boulevard
Staten Island, NY 10314

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 30th day of July, 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.



Ellen Lennon 77169