

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 WOLTHER 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 6th day of December, 2024 at 11:00 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: October 15, 2024

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.