

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

**SELENE FINANCE LP, Plaintiff - against - ASTON SHAW, et al Defendant(s).**

Pursuant to a Judgment of Foreclosure and Sale entered on December 11, 2018. 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 22nd day of November, 2024 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 County of Queens, City and State of New York.

Premises known as 110-14 194th St., Saint Albans, NY 11412.

(SBL#: 10928, 42)

Approximate amount of lien \$440,386.02 plus interest and costs.

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

Index No. 708737/2015. Arthur W. Greig, Esq., Referee.

Stein, Wiener & Roth LLP

Attorney(s) for Plaintiff

1400 Old Country Road, Suite 315

Westbury, NY 11590

Tel. 516-742-1212 SHAW-70952

For sale information, please visit Auction.com at [www.Auction.com](http://www.Auction.com) or call (800) 280-2832

Dated: August 16, 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.**

**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 16, 2024, deponent served a true copy of the Notice of Sale upon:

Aston Shaw  
110-14 194th Street  
Saint Albans, NY 11412

Heslop & Kalba, LLP  
Attorneys for Defendant  
Aston Shaw  
147 Prince Street, Suite 21  
Brooklyn, NY 11201

Beverly Absalom  
275 Pennsylvania Avenue  
Bay Shore, NY 11706

City of New York Department of Finance Parking Violations Bureau  
100 Church Street  
New York, NY 10007

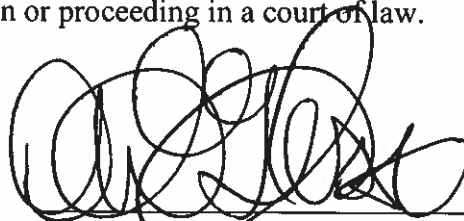
City of New York Environmental Control Board  
100 Church Street  
New York, NY 10007

Sharmain Scott  
110-14 194th Street  
St. Albans, NY 11412

Arthur W. Greig, Esq., Referee  
98 Riverside Drive, Suite 4H  
New York, NY 10024

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 16th day of August, 2024, 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', is written over a horizontal line.

Deanna DeLessio 70952