

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

-----X  
LONGBRIDGE FINANCIAL, LLC,

Plaintiff,

-against-

JENNIFER PHILLIPS AKA JENNIFER  
VOLTMER, AS PRESUMPTIVE HEIR,  
DEVISEE, DISTRIBUTE OF THE ESTATE OF  
CECILIA BEUTNER AKA CECILIA VOLTMER  
BEUTNER, DECEASED; UNITED STATES OF  
AMERICA ACTING ON BEHALF OF THE  
SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT,

Defendants.

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**INDEX NO. 710637/2019**

**NOTICE OF SALE**

**Mortgage Premises:**

99-77 163rd Road  
Howard Beach, NY 11414

**PLEASE TAKE NOTICE** that the annexed is the Notice of Sale of the premises known  
as **99-77 163rd Road, Howard Beach, NY 11414**, directed to be sold on **December 6, 2024 at**  
**10:00 a.m.**, at public auction at the Queens County Supreme Courthouse, on the second floor in  
Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435, in connection with the above  
captioned foreclosure action.

Dated: November 15, 2024  
New York, New York

**GREENSPOON MARDER LLP**  
*Attorneys for Plaintiff*

By: /s/ Angelo A. Regina  
Angelo A. Regina, Esq.  
1345 Avenue of the Americas, Suite 2200  
New York, NY 10105  
P: 212.524.5000

Copies to:  
JENNIFER PHILLIPS AKA JENNIFER VOLTMER, AS PRESUMPTIVE HEIR, DEVISEE,  
DISTRIBUTE OF THE ESTATE OF CECILIA BEUTNER AKA CECILIA VOLTMER  
BEUTNER, DECEASED  
38 KNOTH ROAD  
WALLKILL, NY 12589

GM # 58344.0126

UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF  
HOUSING AND URBAN DEVELOPMENT  
C/O MADELINE O/CONNOR, ESQ.  
271 CADMAN PLAZA EAST  
BROOKLYN, NY 11201

WILLIAM DRISCOLL, ESQ.  
COURT APPOINTED REFEREE  
11835 QUEENS BOULEVARD, SUITE 949  
FOREST HILLS, NY 11375

Courtesy copy to:

VICTOR A. BUGLIONE, ESQ.  
ATTORNEY FOR THE ESTATE OF CECILIA BEUTNER  
149-30 88TH STREET, APT. 4F  
HOWARD BEACH, NY 11414

**NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, LONGBRIDGE FINANCIAL, LLC, Plaintiff, vs. JENNIFER PHILLIPS A/K/A JENNIFER VOLTMER, AS PRESUMPTIVE HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF CECILIA BEUTNER A/K/A CECILIA VOLTMER BEUTNER, DECEASED, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on September 9, 2024, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on December 6, 2024 at 10:00 a.m., premises known as 99-77 163rd Road, Howard Beach, NY 11414. 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 14246 and Lot 1218. Approximate amount of judgment is \$547,996.47 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #710637/2019.

William Driscoll, Esq., Referee

Greenspoon Marder, 1345 Avenue of the Americas, Suite 2200, New York, NY 10105, Attorneys  
for Plaintiff