

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF BRONX, NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN, Plaintiff, vs. SAN MIGUEL HOUSING DEVELOPMENT FUND COMPANY INC., ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated March 11, 2025 and entered on March 17, 2025, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY on January 12, 2026 at 2:15 p.m., 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 Bronx, City and State of New York, Block 3152 and Lot 7. Said premises may also be known as 2386 Ryer Avenue, Bronx, NY.

Approximate amount of judgment is \$3,122,147.02 plus interest and costs.

Premises will be sold subject to the provisions of the filed Judgment and Terms of Sale.

Index #814194/2022E.

Carolyn S. Clyne, Esq., Referee

The Law Office of Thomas P. Malone, PLLC, 100 Park Avenue, 16th Floor, New York, New York 10017, Attorneys for Plaintiff

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF BRONX

NYCTL 1998-2 TRUST and THE BANK OF NEW YORK  
MELLON as Collateral Agent and Custodian,

Plaintiffs,

-against-

SAN MIGUEL HOUSING DEVELOPMENT FUND COMPANY  
INC., THE CITY OF NEW YORK, INDUS ARCHITECTS PLLC,  
CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD,  
NEW YORK CITY DEPARTMENT OF FINANCE, NEW YORK  
STATE DEPARTMENT OF TAXATION & FINANCE, RYER  
HOUSE,

Defendants.

Index No. 814194/2022E

**AFFIDAVIT OF SERVICE**

**Tax Lien Foreclosure**

**Block: 3152; Lot: 7**

a/k/a 2386 Ryer Avenue  
Bronx, New York

STATE OF NEW YORK     )  
COUNTY OF NEW YORK   ) ss.:

Sandra Fernandez, duly sworn, deposes and says; that deponent is not a party to the within action, is over 18 years of age and is employed at 100 Park Avenue – 16<sup>th</sup> FL, New York, New York, 10017.

That on the 3<sup>rd</sup> day of December, 2025, deponent served the within:

NOTICE OF SALE

upon the following named persons in the above entitled action at the addresses given below:

Aaron M. Goldsmith, Esq.  
Attorney for Defendant San Miguel Housing  
Development Fund Company Inc.  
225 Broadway, Suite 715  
New York, NY 10007

Muriel Goode-Trufant, Corporation Counsel of the City of New York  
Attn: Joy Anakhu, Senior Counsel  
Attorneys for Defendant The City of New York  
100 Church Street, Room 3-118  
New York, NY 10007

Indus Architects PLLC  
c/o Sharon A. Lobo  
80 Broad Street, Suite 1602  
New York, NY 10004

City of New York Environmental Control Board  
c/o Corporation Counsel of the City of New York  
100 Church Street – 1<sup>st</sup> FL  
New York, NY 10007

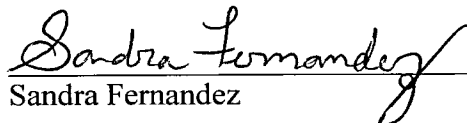
New York City Department of Finance  
c/o Corporation Counsel of the City of New York  
100 Church Street – 1<sup>st</sup> FL  
New York, NY 10007

New York State Department of Taxation & Finance  
c/o Attorney General of the State of New York  
300 Motor Parkway, Suite 125  
Hauppauge, NY 11788

Ryer House  
2386 Ryer Avenue  
Bronx, NY 10458

Carolyn S. Clyne, Esq. as Referee  
Law Offices of Carolyn S. Clyne P.C.  
8931 161<sup>st</sup> Street, Suite 705  
Jamaica, NY 11432

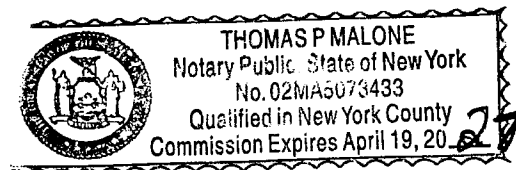
at the addresses designated for that purpose by depositing a true copy(ies) of same enclosed in a postpaid properly addressed wrapper(s), in a post office official depository under the exclusive care and custody of the United States Postal Services within New York County.

  
Sandra Fernandez

Sworn to before me this 3<sup>rd</sup> day  
of December, 2025



Notary Public



**\*\*\* Please be advised that no other party has answered, appeared demanding notice of this application, or is otherwise entitled to notice hereof. \*\*\***

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF BRONX

Index No. 814194/2022E

NYCTL 1998-2 TRUST and THE BANK OF NEW YORK MELLON as Collateral Agent and Custodian,

Plaintiffs,

-against-

SAN MIGUEL HOUSING DEVELOPMENT FUND COMPANY INC., THE CITY OF NEW YORK, INDUS  
ARCHITECTS PLLC, CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD, NEW YORK CITY  
DEPARTMENT OF FINANCE, NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE, RYER  
HOUSE,

Defendants.

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**NOTICE OF SALE WITH AFFIDAVIT OF SERVICE**

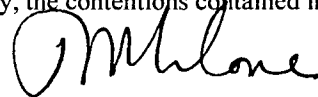
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**THE LAW OFFICE OF THOMAS P. MALONE, PLLC**

Attorneys for Plaintiffs  
100 Park Avenue – 16<sup>th</sup> FL  
New York, New York 10017  
Phone: (212) 867-0500  
Fax (212) 867-0511

Pursuant to 22 NYCRR 130-1.0, the undersigned an attorney admitted to practice in the courts of New York State, certifies that, upon information and belief formed after reasonable inquiry, the contentions contained in the annexed papers are not frivolous.



Thomas P. Malone, Esq.