

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

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NYCTL 1998-2 TRUST, and THE BANK OF NEW: Index No. 718926/2022  
YORK MELLON, as Collateral Agent and Custodian for:  
the NYCTL 1998-2 TRUST, :

Plaintiffs, :

- against - :

**NOTICE OF SALE**

ECUO REAL HOLDINGS INC., A/K/A EUCO REAL:  
HOLDING INC., OHLERT-RUGGIERE, INC., WAYNE:  
RUGGIERE, Individually and as Executor of the Estate of:  
JOSEPH A. RUGGIERE, JOSEPH M RUGGIERE,:  
Individually and as Executor of the Estate of JOSEPH A.:  
RUGGIERE, MICHELE GEROWSKI, Individually and as:  
Executor of the Estate of JOSEPH A RUGGIERE, NEW:  
YORK CITY ENVIRONMENTAL CONTROL BOARD,:  
and NEW YORK CITY DEPARTMENT OF FINANCE, :

Defendants. :

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**PLEASE TAKE NOTICE**, that pursuant to the terms of the Judgment of Foreclosure  
and Sale (the “Judgment”), issued by the Honorable Robert I. Caloras, Justice of the Supreme  
Court, the subject property located at 89-05 Jamaica Avenue, Woodhaven, New York 11421 and  
designated as Block 8868, Lot 38, has been scheduled for publicauction in Courtroom #25 of the  
Queens County Supreme Court Courthouse, located at 88-11 Sutphin Boulevard, Jamaica, New  
York 11435, on Friday, July 11, 2025 at 11:00 a.m.

Dated: New York, New York  
June 2, 2025

SEYFARTH SHAW LLP  
*Attorneys for Plaintiffs*

By: /s/Gershon Akerman

Gershon Akerman  
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New York, New York 10018  
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To: E. Dubois Raynor, Jr., Esq.  
CIVIL RIGHTS CONSORTIUM  
*Attorneys of Defendant ECUO Real Holdings, Inc.*  
89-07 Jamaica Avenue  
Woodhaven, new York 11421

O'REILLY, MARSH & CORTESELLI P.C.  
James G. Marsh, Esq.  
*Attorney for Defendants Ohlert-Ruggiere, Inc., Wayne Ruggiere, Individually and as  
Executor of the Estate of Joseph A. Ruggiere, Joseph M. Ruggiere, Individually and as  
Executor of the Estate of Joseph A. Ruggiere and Michele Gerowski, Individually and as  
Executor of the Estate of Joseph A. Ruggiere*  
PO Box 1872  
Mineola, New York 11501

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD  
100 Church Street  
New York, NY 10007

NEW YORK CITY DEPARTMENT OF FINANCE  
100 Church Street  
New York, NY 10007

SCOTT H. SILLER, ESQ. (REFEREE)  
706 Equestrian Way  
Westbury, New York 11590

SUPREME COURT - COUNTY OF QUEENS.

NYCTL 1998-2 TRUST, and THE BANK OF NEW YORK MELLON, as Collateral Agent and Custodian for the NYCTL 1998-2 TRUST, Plaintiffs -against- ECUO REAL HOLDINGS INC., A/K/A EUCO REAL HOLDING INC., et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated May 5, 2025 and entered on May 14, 2025, I, the undersigned Referee will sell at public auction on Friday, July 11, 2025 at 11:00 a.m. at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY 11435, or at such other location in the courthouse that the Court may designate for conducting this foreclosure auction, premises situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows: BEGINNING at a point on the northerly side of Jamaica Avenue, distant 36.09 feet easterly from the corner formed by the intersection of the northerly side of Jamaica Avenue and the easterly side of Oceanview Avenue; being a plot 93.98 feet by 16.01 feet by 95.65 feet by 16.02 feet. Block: 8868 Lot: 38

Said premises known as 89-05 JAMAICA AVENUE, WOODHAVEN, NY 11421

Approximate amount of lien \$215,732.79, through September 23, 2024, plus interest fees & costs.

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

Index Number 718926/2022.

SCOTT H. SILLER, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{ \* Queens Daily Eagle\* }