

NOTICE OF SALE

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, Plaintiff, vs. FARWAY MARINA, INC., ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly dated September 23, 2022 and duly entered on October 4, 2022, 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 July 11, 2025 at 11:00 a.m., premises known as Beach 84 Street, Far Rockaway, NY 11693. 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 16110 and Lot 45. Approximate amount of judgment is \$532,942.34 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #705308/18.

Scott H. Siller, Esq., Referee

Bronster, LLP, 156 West 56th Street, Suite 703, New York, New York 10019, Attorneys for Plaintiff