

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN, Plaintiff, vs. CLIFFORD JOSEPH INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF ODELAIS JOSEPH A/K/A JOSEPH ODELAIS, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated October 22, 2025 and entered on October 30, 2025, 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 on February 6, 2026 at 11:00 a.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 Queens, City and State of New York, Block 12886 and Lot 48.

Said premises may also be known as 240-12 128 Road, Queens, NY.

Approximate amount of judgment is \$22,214.11 plus interest and costs on the 2013 Tax Lien and \$21,097.49 plus interest and costs on the 2015 Tax Lien.

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

Index # 713271/2017.

Guy R. Vitacco, 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 QUEENS

Index No. 713271/2017

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

Plaintiffs,

-against-

CLIFFORD JOSEPH INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF ODELAIS JOSEPH A/K/A JOSEPH ODELAIS, KENNETH JOSEPH, LISTOKIN FAMILY TRUST, SLOMINS INC., CRIMINAL COURT OF THE CITY OF NEW YORK, CITY OF NEW YORK PARKING VIOLATIONS BUREAU, CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD, NEW YORK CITY TRANSIT AUTHORITY TRANSIT ADJUDICATION BUREAU, NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE, MICAH K. JOSEPH JR. AS ADMINISTRATOR AND HEIR AND DISTRIBUTEES OF THE ESTATE OF MICAH K. JOSEPH, "MS. JOSEPH," CHRISTIAN JOSEPH AS HEIR AND DISTRIBUTEES OF THE ESTATE OF MICAH K. JOSEPH,

Defendants.

NOTICE OF SALE WITH AFFIDAVIT OF SERVICE

THE LAW OFFICE OF THOMAS P. MALONE, PLLC

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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.