

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX

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

Index No. 26232-2019E

Plaintiffs,

IAS Part 21
(Parker-Raso, J.)

- against -

1431 CROMWELL AVE. REALTY CORP.;
THE CITY OF NEW YORK – DEPARTMENT
OF FINANCE; and THE STATE OF NEW YORK –
DEPARTMENT OF TAXATION AND FINANCE;

NOTICE OF SALE

Defendants.

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In pursuance and by virtue of a Judgment of Foreclosure and Sale duly granted and entered herein on or about November 18, 2022, and an Order of the Court entered July 7, 2025, I, the Referee, duly appointed in this action for such purpose, will expose for sale and sell at public auction to the highest bidder on September 22, 2025, at 2:15 p.m., in Courtroom 711 of the Bronx County Supreme Court located at 851 Grand Concourse, Bronx, New York 10469, the lien premises designated as Block 2872, Lot 399, in the City of New York, County and Borough of Bronx, State of New York and known as Cromwell Avenue, Bronx, New York, directed in and by said judgment to be sold, and more particularly described as follows:


See attached "Schedule A" hereto.

The approximate amount of the judgment is \$1,888.89 plus interest and other charges, and the property is being sold subject to the terms and conditions stated in the judgment, any prior encumbrances and the terms of sale which shall be available at the time of sale.

Dated: August 22, 2025
New York, New York

Leticia Arzu
Referee
200 Mamaroneck Avenue
Suite 500
White Plains, New York 10601-5311
(914) 668-4600

DAVID P. STICH, ESQ.



Attorney for Plaintiff
521 Fifth Avenue, 17th Floor
New York, New York 10175
(646) 554-4421

TO:

1431 Cromwell Ave. Realty Corp.
c/o Ribner Kluft & Berger, P.C.
1709 2nd Avenue
New York, New York 10128

And

c/o Ribner Kluft & Berger, P.C.
384 East 149th Street
Bronx, New York 10455

And

128 Hayward Street
Yonkers, New York 10704

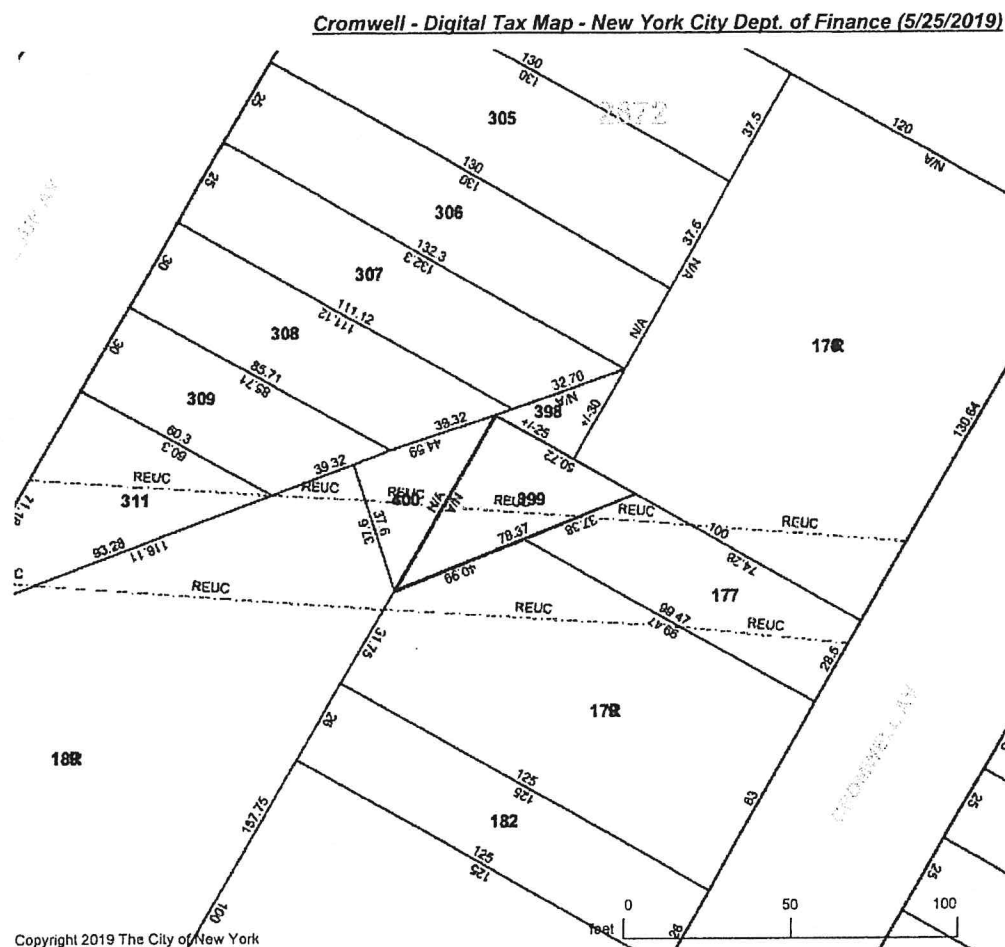
The City of New York
Department of Finance
375 Pearl Street, 30th Floor
New York, New York 10038

The State of New York
Department of Taxation and Finance
State Campus, Building 9
Albany, New York 12227

Leticia Arzu, Esq.
Referee
The Bozeman Law Firm PLLC
200 Mamaroneck Avenue, Suite 500
White Plains, New York 10601-5311

Office of Foreclosure
Supreme Court of the State of New York
County of Bronx
851 Grand Concourse
Bronx, New York 10451

SCHEDULE A



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|---|---|
| Borough Boundary | C50 Condo Flag/Condo Number |
| Tax Block Boundary | A50 Air Right Flag/Lot Number |
| Tax Block Number | S50 Subterranean Right Flag/Lot Number |
| Tax Lot Boundary | R REUC Flag |
| 50 Tax Lot Number | Under Water Tax Lot Boundary |
| Condo FKA Tax Lot Number | Other Boundary |
| 50.5 Tax Lot Dimension | Possession Hook |
| +5.5 Approximate Tax Lot Dimension | Misc Miscellaneous Text |
| Condo Units Range Label | Small Tax Lot Dimension |
| Building Footprint | Surface Water |