

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF RICHMOND**

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NYCTL 1998-2 TRUST successor in interest to NYCTL
2013-A TRUST and The Bank of New York Mellon as
Collateral Agent and Custodian,

Index No. 151400/23

NOTICE OF SALE

Plaintiffs,

- against -

Tax Lien Foreclosure of:
16 Hudson Street, Staten
Island, NY 10304
(Block: 541, Lot: 0051)

Julio Baez, if the aforesaid individual defendants are
living, and if any or all of said individual defendants be
dead, their heirs at law, next of kin, distributees, executors,
administrators, trustees, committees, devisees, legatees,
and the assignees, lienors, creditors and successors in
interest of them, and generally all persons having or
claiming under, by, through, or against the said defendants
named as a class, of any right, title, or interest in or lien
upon the premises described in the verified complaint
herein; New York City Environmental Control Board;
New York City Parking Violations Bureau; New York City
Transit Adjudication Bureau; New York State Department
of Taxation and Finance; United States of America,
Internal Revenue Service,

Defendants.

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PURSUANT TO a judgment of foreclosure and sale entered February 3, 2025 and order
entered May 8, 2025, I will sell at public auction on **July 10, 2025 at 10:00 a.m.**, in Room 112 of
the Richmond County Courthouse, located at 18 Richmond Terrace, Staten Island, NY, premises
known as 16 Hudson Street, Staten Island, NY 10304 a/k/a (Block: 541, Lot: 0051). See Schedule
A of Judgment. Approximate amount of judgment is \$53,131.71, plus costs and interest. Sold
subject to terms and conditions to filed judgment and terms of sale and the right of the United
States of America to redeem within 120 days from the date of sale as provided by law.

Stephen A. Spinelli, Esq.
Referee

THE DELLO-IACONO LAW GROUP, P.C.
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Our File No.:22-000208