

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. ALICE K. WAHRBURG, AS HEIR AND DISTRIBUTEE OF THE ESTATE OF HENRY WAHRBURG, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated July 23, 2025 and duly entered on July 28, 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 11435 on February 6, 2026 at 10:00 a.m., premises known as 148th Street, Flushing, NY 11355. 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 and State of New York, Block 5175 and Lot 32. Approximate amount of judgment as of December 11, 2023, the sum of \$7,207.84, plus a per diem interest for every day thereafter, on the date of said report was due on the 2014 Tax Lien, and that as of December 11, 2023, the sum of \$3,304.54 plus a per diem interest for every day thereafter, on the date of said report was due on the 2017 Tax Lien plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #724791/2020.

Richard M. Gutierrez, Esq., Referee

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