

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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NYCTL 1998-2 TRUST, and THE BANK OF NEW YORK: Index No. 722225/2022
YORK MELLON, as Collateral Agent and Custodian for:
the NYCTL 1998-2 TRUST, :

:
Plaintiffs, :
- against - :
: **NOTICE OF SALE**

ROBERT DOUGHERTY, WELLS FARGO BANK:
MINNESOTA, N.A., AS TRUSTEE, CRIMINAL COURT:
OF THE CITY OF NEW YORK, QUEENS SUPREME:
COURT, NEW YORK CITY PARKING VIOLATIONS:
BUREAU, NEW YORK CITY ENVIRONMENTAL:
CONTROL BOARD, NEW YORK CITY TRANSIT:
ADJUDICATION BUREAU, and NEW YORK CITY:
DEPARTMENT OF FINANCE, :

:
Defendants. :
----- X

PLEASE TAKE NOTICE, that pursuant to the terms of the Judgment of Foreclosure and Sale (the “Judgment”), issued by the Honorable Mojgan C. Lancman, Justice of the Supreme Court, the subject property located at 512 Cross Bay Boulevard, Broad Channel, New York 11693 and designated as Block 15400, Lot 60, has been scheduled for public auction in Courtroom #25 of the Queens County Supreme Court Courthouse, located at 88-11 Sutphin Boulevard, Jamaica, New York 11435, on Friday, January 23, 2026 at 11:00 a.m.

Dated: New York, New York
December 22, 2025

SEYFARTH SHAW LLP
Attorneys for Plaintiffs

By: /s/Jerry A. Montag

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620 Eighth Avenue
New York, New York 10018
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To: ROBERT DOUGHERTY
512 Cross Bay Boulevard
Broad Channel, New York 11693

WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE
The Forum, Suite 105
165 Palm Beach Lakes Boulevard
West Palm Beach, Florida 33401

CRIMINAL COURT OF THE CITY OF NEW YORK
125-01 Queens Blvd.
Kew Gardens, New York 11415

QUEENS SUPREME COURT
125-01 Queens Boulevard
Kew Gardens, New York 11415

NEW YORK CITY PARKING VIOLATIONS BUREAU

- Legal Division
- 66 John Street
- New York, New York 10038

- NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
- 100 Church Street
- New York, New York 10007

- NEW YORK CITY TRANSIT ADJUDICATION BUREAU
- 130 Livingston Street
- Brooklyn, New York 11201

BERNARD J. TORDESILLAS
of Counsel to the Special Assistant Corporation Counsel
Attorney for New York City Department of Finance
Office of Legal Affairs
375 Pearl Street, 30th Floor
New York, New York 10038

GREGORY J. NEWMAN, ESQ. (REFEREE)
148-55 Hillside Avenue
Jamaica, New York 11435

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, Plaintiffs -against- ROBERT DOUGHERTY, et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated November 17, 2025 and entered on November 20, 2025, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY 11435, on Friday, January 23, 2026 at 11:00 a.m. or at such other location in the courthouse that the Court may designate for conducting this foreclosure auction, premises situate, lying and being in the County of Queens, City and State of New York, bounded and described as follows: BEGINNING at a point on the easterly side of Cross Bay Boulevard, distant 108.25 feet southerly from the corner formed by the intersection of the easterly side of Cross Bay Boulevard and the southerly side of East 5th Road; RUNNING THENCE North 48 degrees 35 minutes 25 seconds East, 100.36 feet to the westerly side of Gateway Recreation Area; THENCE Southerly along the westerly side of Gateway Recreation Area and along a curve to the right having a radius of 512.40 feet, 24.56 feet; THENCE South 48 degrees 35 minutes 25 seconds West 49.84 feet; THENCE South 8 degrees 25 minutes 35 seconds East 13.79 feet; THENCE South 48 degrees 35 minutes 25 seconds West 24.88 feet to the easterly side of Cross Bay Boulevard; THENCE northerly along the easterly side of Cross Bay Boulevard along a curve to the left having a radius of 412.40 feet, 25.58 feet to the point or place of BEGINNING. Block: 15400 Lot: 60 Said premises known as 512 CROSS BAY BOULEVARD, BROAD CHANNEL, NY 11693

Approximate amount of lien \$19,021.87, through October 14, 2024, plus interest fees & costs.

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

Index Number 722225/2022.

GREGORY J. NEWMAN, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{* NY POST*}