

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. 711600/2019
YORK MELLON, as Collateral Agent and Custodian for:
the NYCTL 1998-2 TRUST, :

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

HIGHER GROUND PROPERTIES, INC., JOSEPH:
NATHANSON, NEW YORK STATE DEPARTMENT OF:
TAXATION AND FINANCE, NEW YORK CITY:
ENVIRONMENTAL CONTROL BOARD, and NEW:
YORK CITY DEPARTMENT OF FINANCE, :

:
Defendants. :
:

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PLEASE TAKE NOTICE, that pursuant to the terms of the Judgment of Foreclosure
and Sale (the "Judgment"), issued by the Honorable Alan J. Schiff, Justice of the Supreme Court,
the subject property located at 131-17 135th Avenue, Jamaica, New York 11420 and designated
as Block 11791, Lot 1, 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 9, 2025 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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New York, New York 10018
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To: HIGHER GROUND PROPERTIES, INC.
131-17 135th Avenue
Jamaica, New York 11420
-and-
407 Rockaway Avenue
Brooklyn, New York 11212
-and-
C/O Spiegel & Utrera, P.A., P.C.
1 Maiden Lane, 5th Floor
New York, New York 11038

JOSEPH NATHANSON
1044 Elberon Avenue
Long Branch, New Jersey 07740

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
Attn: Office of Counsel
Building 9, W.A. Harriman Campus
Albany, New York 12227

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

NEW YORK CITY DEPARTMENT OF FINANCE
100 Church Street
New York, New York 10007
Attn: Commissioner of Finance

JERRY A. MEROLA, ESQ. (REFEREE)
2280 Grand Avenue, Suite 202
Baldwin, New York 11510

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- HIGHER GROUND PROPERTIES, INC., et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated October 20, 2025 and entered on October 28, 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 9, 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 Borough and County of Queens, City and State of New York, known and designated as Block 11791 and Lot 1, as shown on the tax map of the City of New York.

Said premises known as 131-17 135TH AVENUE, JAMAICA, NY 11420

Approximate amount of lien \$12,786.19, through August 20, 2024, plus interest fees & costs.

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

Index Number 711600/2019.

JERRY MEROLA, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{ * Queens Daily Eagle* }