

**NOTICE OF SALE**

SUPREME COURT COUNTY OF RICHMOND, NYCTL 1998-2 TRUST, AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN FOR THE NYCTL 1998-2-A TRUST, Plaintiff, vs. PHOENIX GAS & PETROL, INC., ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated October 5, 2015 and duly entered on October 14, 2015 and an Order dated April 14, 2025 and duly entered on April 15, 2025, I, the undersigned Referee will sell at public auction at the Richmond County Courthouse, Courtroom 112, 18 Richmond Terrace, Staten Island, NY 10301 on July 10, 2025 at 10:00 a.m., premises known as 101 Castleton Avenue, Unit C16, Staten Island, NY 10301. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, Block 110 and Lot 1050. Approximate amount of judgment is \$10,945.70 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #103009/2012.

David J. Hernandez, Esq., Referee

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