

**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
Mellon as Collateral Agent and Custodian,

Index No. 719516/22

NOTICE OF SALE

Plaintiffs,
- against -

Tax Lien Foreclosure of:
82-25 Queens Boulevard,
PS1, Elmhurst, NY 11373
(Block: 01542, Lot: 1134)

82-25 Queens Mansion LLC; Board of Managers of
Queens Mansion Condominium,

Defendants.
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PURSUANT TO a judgment of foreclosure and sale entered June 7, 2023 and order to forfeit deposit and reset sale entered April 25, 2025, I will sell at public auction on **July 11, 2025 at 10:00 a.m.**, on the front steps of the Queens County Supreme Court located at 88-11 Sutphin Blvd., Jamaica, NY, premises known as 82-25 Queens Boulevard, PS1, Elmhurst, NY 11373 a/k/a (Block: 01542, Lot: 1134). See Schedule A of Judgment. Approximate amount of judgment is \$4,360.84 and \$2,106.16, 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.

David I. Weprin, Esq.
Referee

THE DELLO-IACONO LAW GROUP, P.C.
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Our File No.:22-000095