

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN, Plaintiff, vs. ELDER AVE REALTY CORP., ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated October 16, 2025 and entered on October 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 on January 23, 2026 at 10:00 a.m., 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, City and State of New York, Block 5137 and Lot 1126.

Said premises may also be known as 138-35 Elder Avenue, Parking Garage Unit No. 126, Queens, NY.

Approximate amount of judgment is \$154,703.31 plus interest and costs.

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

Index #713089/2019.

Gregory J. Newman, Esq., Referee

The Law Office of Thomas P. Malone, PLLC, 100 Park Avenue, 16th Floor, New York, New York 10017, Attorneys for Plaintiff

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

Index No. 713089/2019

NYCTL 1998-2 TRUST and THE BANK OF NEW YORK MELLON as Collateral Agent and Custodian,

Plaintiffs,
-against-

ELDER AVE REALTY CORP., THE BOARD OF MANAGERS OF THE WOODNER HOUSE
CONDOMINIUM, NEW YORK CITY DEPARTMENT OF FINANCE, NEW YORK STATE DEPARTMENT
OF TAXATION & FINANCE,

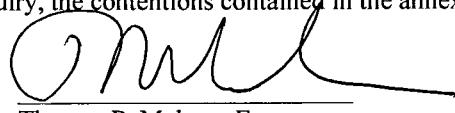
Defendants.

NOTICE OF SALE WITH AFFIDAVIT OF SERVICE

THE LAW OFFICE OF THOMAS P. MALONE, PLLC

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Pursuant to 22 NYCRR 130-1.0, the undersigned an attorney admitted to practice in the courts of New York State, certifies that, upon information and belief formed after reasonable inquiry, the contentions contained in the annexed papers are not frivolous.



Thomas P. Malone, Esq.