

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

----- X
NYCTL 1998-2 TRUST, and THE BANK OF NEW : Index No. 715825/2020
YORK MELLON, as Collateral Agent and Custodian for :
the NYCTL 1998-2 TRUST, :
:

Plaintiffs, :

-against- :

NOTICE OF SALE

82-25 QUEENS MANSION, LLC, U.S. BANK :
NATIONAL ASSOCIATION, AS TRUSTEE FOR :
VELOCITY COMMERCIAL CAPITAL LOAN TRUST :
2016-1, BOARD OF MANAGERS OF THE QUEENS :
MANSION CONDOMINIUM, 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 Nicole McGregor Mundy, Justice of the
Supreme Court, the subject property located at 82-25 Queens Boulevard, Unit PS2, Elmhurst,
NY 11373 and designated as Block 1542, Lot 1135, 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, August 8, 2025 at 10:00 a.m.

Dated: New York, New York
June 18, 2025

SEYFARTH SHAW LLP
Attorneys for Plaintiffs

By: /s/Jerry A. Montag

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Flushing, New York 11354
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U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY
COMMERCIAL CAPITAL LOAN TRUST 2016-1
190 South LaSalle Street
Chicago, Illinois 60603

BOARD OF MANAGERS OF THE QUEENS MANSION CONDOMINIUM
c/o Wing Fung Chua, Head Officer
86-22 Broadway, Floor 2
Elmhurst, New York 11373

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

DANIEL KNOX, ESQ. (REFEREE)
8002 Kew Gardens Road, Suite 600
Kew Gardens, New York 11415

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- 82-25 QUEENS MANSION, LLC, et al. Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated May 13, 2025 and entered on May 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, on August 8, 2025 at 10:00 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 as Unit No. PS2 in the building designated as Queens Mansion Condominium, together with an undivided 0.1741% interest in the common elements. Block: 1542 Lot: 1135

Said premises known as 82-25 QUEENS BOULEVARD, UNIT PS2, ELMHURST, NY 11373

Approximate amount of lien \$4,443.57, through June 1, 2023, plus interest fees & costs.

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

Index Number 715825/2020.

DANIEL KNOX, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

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