

NOTICE OF SALE

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, Plaintiff, vs. ANGELDOCS INC., ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated May 20, 2022 and duly entered on June 21, 2022, an Order dated April 12, 2023 and duly entered on April 13, 2023, an Order dated May 24, 2023 and duly entered on May 31, 2023, a Short Form Order dated December 7, 2023 and duly entered on December 8, 2023 and a Decision & Order on Motion dated June 5, 2024 and duly entered June 10, 2024, 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 11435 on January 16, 2026 at 10:00 a.m., premises known as 195-39 Hillside Avenue, Holliswood, NY 11423. 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 10509 and Lot 280. Approximate amount of judgment is \$1,076,532.98 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #703761/2015.

Eric Subin, Esq., Referee

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