

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

----- X  
NYCTL 1998-2 TRUST, and THE BANK OF NEW: Index No. 724032/2020  
YORK MELLON, as Paying Agent and Collateral Agent:  
and Custodian for the NYCTL 1998-2 TRUST, :

Plaintiffs, :

- against - :

**NOTICE OF SALE**

SHUBERT DENIS, COMMISSIONER OF LABOR OF:  
THE STATE OF NEW YORK, NEW YORK STATE:  
WORKERS COMPENSATION BOARD, NEW YORK:  
CITY ENVIRONMENTAL CONTROL BOARD, 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 Claudia Lanzetta, Justice of the Supreme Court, the subject property located at 221-13 Linden Boulevard, Cambria Heights, New York 11411 and designated as Block 11322, Lot 5, 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, July 11, 2025 at 10:00 a.m.

Dated: New York, New York  
June 6, 2025

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*Attorneys for Plaintiffs*

By: /s/ Jerry A. Montag

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To: SHUBERT DENIS  
238-04 128th Avenue  
Rosedale, New York 11422  
-and-  
221-13 Linden Boulevard  
Cambria Heights, New York 11411

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SUPREME COURT - COUNTY OF QUEENS.

NYCTL 1998-2 TRUST, and THE BANK OF NEW YORK MELLON, as Paying Agent and Collateral Agent and Custodian for the NYCTL 1998-2 TRUST, Plaintiffs -against- SHUBERT DENIS, et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated April 23, 2024 and entered on April 29, 2025, I, the undersigned Referee will sell at public auction on Friday July 11, 2025 at 10:00 a.m. at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY 11435, 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, bounded and described as follows: BEGINNING at a point on the north side of Linden Blvd, distant 82.84 feet West of the corner formed by the intersection of Linden Blvd and 222nd Street; being a plot 17.0 feet by 92.87 feet by 17.0 feet by 93.09 feet. Block: 11322 Lot: 5

Said premises known as 221-13 LINDEN BOULEVARD, CAMBRIA HEIGHTS, NY 11411

Approximate amount of lien \$6,019.17, through July 4, 2024, plus interest fees & costs.

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

Index Number 724032/2020.

SCOTT SILLER, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

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{\* QUEENS CHR\*}