

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. WILLIAM O'CONNOR, IF LIVING, AND IF HE BE DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated June 6, 2025 and duly entered on June 10, 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 11435 on August 15, 2025 at 10:00 a.m., premises known as 158th Street, Springfield Gardens, NY 11434. 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 12297 and Lot 56. Approximate amount of judgment is \$9,028.96 was due as of March 6, 2025 plus per diem interest for each day thereafter on the 2012 Tax Lien, and the sum of \$4,792.25 was due on March 6, 2025 plus per diem interest for each day thereafter on the 2017 Tax Lien. Premises will be sold subject to provisions of filed Judgment Index #707972/2022.

Lisa Beth Singer, Esq., Referee

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