

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. ZENON GALCYZNSKI AS HEIR AND DISTRIBUTE OF THE ESTATE OF RASMA GALCYZNSKI A/K/A ROSE GALCZYNSKI A/K/A ROSE GALCZYNSKA A/K/A ROSE VIRSIS, UNKNOWN HEIRS AND DISTRIBUTEES OF THE ESTATE OF RAMSA GALCYZNSKI A/K/A ROSE GALCZYNSKI A/K/A ROSE GALCZYNSKA A/K/A ROSE VIRSIS, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated April 23, 2025 and duly entered on April 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 11435 on July 11, 2025 at 10:00 a.m., premises known as 68-29 Jay Avenue, Flushing, NY 11378. 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 2399 and Lot 26. Approximate amount of judgment is \$63,484.46 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #711482/19.

Martha Taylor, Esq., Referee

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