

SUPREME COURT - COUNTY OF QUEENS.

NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN, Plaintiffs -against- JONATHAN ARIAS, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein on November 19, 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 on January 16, 2026 at 11:00 a.m. premises situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, known and designated as Block 1628 and Lot 67 on the Queens County Tax Assessment Map.

Said premises known as 97-07 44TH AVENUE, FLUSHING, NY 11368

Approximate amount of lien \$172,412.38 plus interest & costs.

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

Index Number 724867/2023.

GERALD CHIARIELLO II, ESQ., Referee

Phillips Lytle LLP

Attorney(s) for Plaintiffs

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{\* Queens Daily Eagle\*}