

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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NYCTL 1998-2 TRUST, and THE BANK OF NEW: Index No. 716514/2018
YORK MELLON, as Paying Agent and Collateral Agent:
and Custodian for the NYCTL 1998-2 TRUST, :

Plaintiffs, :

- against - :

NOTICE OF SALE

ARRO OF QUEENS, INC., THEOPHALIUS SANDERS,:
FRANCES SANDERS, if living, or if she be dead, her:
husband, heirs-at-law, next of kin, distributes, executors,:
administrators, assignees, lienors, creditors, successors-in-:
interest and generally all persons having or claiming under,:
by or through Frances Sanders, by purchase, inheritance,:
lien or otherwise of any right, title or interest in and to the:
premises described in the complaint herein, and all:
creditors, thereof, and the respective husbands, or widowers:
of hers, if any, all of those names and addresses are:
unknown to Plaintiffs, and NEW YORK CITY:
DEPARTMENT OF FINANCE, :

Defendants. :

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PLEASE TAKE NOTICE, that pursuant to the terms of the Judgment of Foreclosure and Sale (the “Judgment”), issued by the Honorable Robert I. Caloras, Justice of the Supreme Court, the subject property located at N/A 210th Street, Queens Village, New York 11429 and designated as Block 10878, Lot 39, 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 11:00 a.m.

Dated: New York, New York
May 23, 2025

SEYFARTH SHAW LLP
Attorneys for Plaintiffs

By: /s/Gershon Akerman

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New York, New York 10018
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To: ARRO OF QUEENS, INC.
215-35 Jamaica Avenue
Queens Village, New York 11429

THEOPHALIUS SANDERS
Defendant, pro se
44-55 Kissena Boulevard
Flushing, New York 11355

ARTHUR N. TERRANOVA
Guardian Ad Litem
9035 148th Street
Jamaica, New York 11435

NEW YORK CITY DEPARTMENT OF FINANCE
100 Church Street
New York, New York 10007
Attn: Commissioner of Finance

JEROME DAVID PATTERSON, ESQ. (REFEREE)
4240 Bell Boulevard, Suite 606
Bayside, New York 11361

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- ARRO OF QUEENS, INC., et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated May 5, 2025, I, the undersigned Referee will sell at public auction on Friday, July 11, 2025 at 11:00 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 easterly side of 210th Street, distant 224.65 feet southerly from the corner formed by the intersection of the easterly side of 210th Street with the southeasterly line of Bellaire Place; being a plot 110 feet by 15 feet by 110 feet by 15 feet.

Block: 10878 Lot: 39

Said premises known as N/A 210TH STREET, QUEENS VILLAGE, NY 11429

Approximate amount of lien \$9,142.97, through February 7, 2024, plus interest fees & costs.

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

Index Number 716514/2018.

JEROME D. PATTERSON, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{* Queens Daily Eagle*}