

SUPREME COURT - COUNTY OF QUEENS.

NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN, Plaintiffs -against- VITTORIO SUARZI, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein on August 14, 2024, 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 Friday, January 9, 2026 at 10:00 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 13053 Lot 76 on the Queens County Tax Assessment Map.

Said premises known as 184TH STREET, QUEENS, NY

Approximate amount of lien \$7,033.96 plus interest & costs.

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

Index Number 719391/2022.

FRANCES YETTA RUIZ, ESQ., Referee

Phillips Lytle LLP

Attorney(s) for Plaintiffs

100 S. Clinton Avenue, Suite 2900, Rochester, NY 14604

{\* Queens Daily Eagle\*}