

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

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NYCTL 1998-2 TRUST and THE BANK OF NEW  
YORK MELLON as Collateral Agent and Custodian  
for the NYCTL 1998-2 Trust,

Index No. 708596/23

Plaintiffs,

IAS Part 35  
(Dufficy, J.)

- against -

THREE SONS REAL ESTATE LLC; THE CITY OF  
NEW YORK – ENVIRONMENTAL CONTROL  
BOARD; THE CITY OF NEW YORK –  
DEPARTMENT OF FINANCE; THE STATE OF  
NEW YORK – DEPARTMENT OF TAXATION  
AND FINANCE;

NOTICE OF SALE

Defendants.

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In pursuance and by virtue of a Judgment of Foreclosure and Sale duly granted and entered herein on or about December 18, 2024, I, the Referee, duly appointed in this action for such purpose, will expose for sale and sell at public auction to the highest bidder on December 12, 2025, at 11:00 a.m., at the Queens County Supreme Court located at 88-11 Sutphin Blvd., Jamaica, New York 11435, the liened premises designated as Block 10107, Lot 155, in the City of New York, County and Borough of Queens, State of New York and known as 150-19 Liberty Avenue, Jamaica, New York 11433, directed in and by said judgment to be sold, and more particularly described as follows:

See attached "Schedule A" hereto.

The approximate amount of the judgment is \$901,370.87 plus interest and other charges, and the property is being sold subject to the terms and conditions stated in the judgment, any

prior encumbrances and the terms of sale which shall be available at the time of sale.

Dated: November 12, 2025  
New York, New York

Susan Silverman, Esq.  
Referee  
446 Willis Avenue, #243  
Williston Park, New York 11596  
(718) 225-4740

DAVID P. STICH, ESQ.



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TO:

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**SCHEDULE A**

**SCHEDULE A  
LEGAL DESCRIPTION**

ALL that certain plot, place or parcel of land, with the buildings and improvements thereon situated, situate, lying and being at Jamaica in the Fourth Ward of the Borough and County of Queens, City and State of New York, shown and designated on a certain map entitled "Map of Lots of Jamaica, Queens County, New York City, belonging to Isaac & Remsen surveyed by E.W. Condon and Sons" and filed in the Office of the Clerk (now Register) of the County of Queens on June 17, 1880, and bounded and described according to said map as follows:

BEGINNING at a point on the northerly side of Liberty Avenue (West Catherine Street) distant 172.00 feet easterly from the corner formed by the intersection of the northerly side of Liberty Avenue with the easterly side of 150th Street (Rockaway Road);

RUNNING THENCE north 18 degrees 28 minutes west, 103 feet;

THENCE north 11 degrees 23 minutes west, 73 feet;

THENCE north 15 degrees 58 minutes west, 47.25 feet;

THENCE north 81 degrees 14 minutes 60 seconds east, 26.78 feet to the land formerly of Consolidated Ice Company;

THENCE south 17 degrees 44 minutes east and along the land formerly of Consolidated Ice Company 217.32 feet to the northerly side of Liberty Avenue;

THENCE westerly along the northerly side of Liberty Avenue 38.52 feet to the point or place of BEGINNING.