

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. MICHAEL A. CINTRON AS EXECUTOR OF THE ESTATE OF JULIA CINTRON, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated July 17, 2019 and duly entered on July 30, 2019 and a Short Form Order dated March 17, 2025 and duly entered on April 23, 2025, and, I, the undersigned Referee will sell at public auction Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on July 18, 2025 at 11:00 a.m., premises known as 128-11 135th Avenue, South Ozone Park, NY 11420. 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 11787 and Lot 5. Approximate amount of judgment is \$40,605.63 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #702063/16.

William L. Sena, Esq., Referee

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