

**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 NYCTL 1998-2 TRUST, Plaintiff, vs. 3333 98 GROUP CORP.; KENNETH D. MARTIN AS THE HEIR AND DISTRIBUTEE OF THE ESTATE OF FANNIE GREEN A/K/A FANNIE M. GREEN, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated June 21, 2024 and duly entered on June 25, 2024, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on December 5, 2025 at 10:00 a.m., premises known as 33-33 98th Street, Corona, NY 11368. 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 1713 and Lot 51. Approximate amount of judgment is \$43,862.67 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #706830-2019.

Stephanie Goldstone, Esq., Referee

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