

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

----- X
NYCTL 1998-2 TRUST, and THE BANK OF NEW YORK: Index No. 718908/2022
YORK MELLON, as Collateral Agent and Custodian for:
the NYCTL 1998-2 TRUST, :

:
Plaintiffs, :
- against - :
: **NOTICE OF SALE**

30-44 7H OWNER LLC, THE LEVITES FAMILY, LP,:
MARIE HOLDINGS, INC., NEW YORK STATE:
DEPARTMENT OF TAXATION AND FINANCE, NEW:
YORK CITY DEPARTMENT OF HOUSING:
PRESERVATION AND DEVELOPMENT, AVB:
INVESTMENTS, LLC, BELLEVUE SOUTH:
ASSOCIATES L.P, ROBERT LARSEN, PALMIERI,:
CASTIGLIONE & ASSOCIATES, P.C., NEW YORK:
STATE DEPARTMENT OF ENVIRONMENTAL:
CONSERVATION, 119 MAIN STREET, LLC, BOARD:
OF MANAGERS OF THE VICTORIA HALL:
CONDOMINIUM, and NEW YORK CITY:
DEPARTMENT OF FINANCE, :

:
Defendants. :

----- X
PLEASE TAKE NOTICE, that pursuant to the terms of the Judgment of Foreclosure and Sale (the “Judgment”), issued by the Honorable Alan J. Schiff, Justice of the Supreme Court, the subject property located at 30-44 29th Street, Unit 7H a/k/a Unit 723, Astoria, New York and designated as Block 577, Lot 1055, in the condominium known as “Victoria Hall Condominium” together with an undivided 0.7671% interest in the common elements 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, January 30, 2026 at 10:00 a.m.

Dated: New York, New York
December 19, 2025

SEYFARTH SHAW LLP
Attorneys for Plaintiffs

By: /s/Jerry A. Montag

Jerry A. Montag
620 Eighth Avenue
New York, New York 10018
Phone: (212) 218-5500
Fax: (212) 218-5526

To: JESSE MERMELSTEIN, ESQ.
Attorney for Defendant 30-44 7H LLC
2472 Broadway, Suite #367
New York, New York 10025

THE LEVITES FAMILY, LP
341 East 149th Street
Bronx, New York 10451

MARIE HOLDINGS, INC.
38 Stern Court
Farmingdale, New York 11735

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
Attn: Office of Counsel
Building 9, W.A. Harriman Campus
Albany, New York 12227

HON. SYLVIA O. HINDS-RADIX
Corporation Counsel of the City of New York
Attorney For New York City Department Of Housing Preservation And Development
100 Church Street, Room 3-118
New York, New York 10007

AVB INVESTMENTS, LLC
30 Freneau Avenue
Matawan, New Jersey 07747

BELLEVUE SOUTH ASSOCIATES L.P.
500 2nd Avenue, Suite 5A
New York, New York 10016

ROBERT LARSEN
24 Juni Court
Staten Island, New York 10314

VITO A. PALMIERI, ESQ.
Attorney For Defendant Palmieri, Castiglione & Associates, P.C.
250 Mineola Boulevard
Mineola, New York 11501

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
625 Broadway
Albany, New York 12233

119 MAIN STREET LLC
655 Route 300
Newburgh, New York 12550

BOARD OF MANAGERS OF THE VICTORIA HALL CONDOMINIUM
30-44 29th Street
Astoria, New York 11102

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

MARK J. KELLER, ESQ. (REFEREE)
9027 Sutphin Boulevard, Suite 402
Jamaica, New York 11435

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, Plaintiffs -against- 30-44 7H OWNER LLC, et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated November 20, 2025 and entered on November 24, 2025, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY 11435, on Friday January 30, 2026 at 10:00 a.m., 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, The Unit designated and described as Unit No. 7H in the condominium known as "Victoria Hall Condominium" together with an undivided 0.7671% interest in the common elements. Block: 577 Lot: 1055.

Said premises known as 30-44 29TH STREET, UNIT 7H a/k/a UNIT 723, ASTORIA, NY

Approximate amount of lien \$25,423.42, through October 22, 2024, plus interest fees & costs.

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

Index Number 718908/2022.

MARK J. KELLER, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{* QUEENS CHR*}