

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: Index No. 727540/2021
YORK MELLON, as Collateral Agent and Custodian for:
the NYCTL 1998-2 TRUST, :

:
Plaintiffs, :
: **NOTICE OF SALE**

- against -

JAMES F. McDONALD, JOSEPH ROBERT:
SCHATZLE, AS EXECUTOR OF THE ESTATE OF:
THERESA KOCH, VIRGINIA CASSIDY, AS:
EXECUTOR OF THE ESTATE OF LILIAN R. KOCH,:
NEW YORK STATE WORKERS COMPENSATION:
BOARD, UNITED STATES OF AMERICA INTERNAL:
REVENUE SERVICE, NEW YORK CITY PARKING:
VIOLATIONS BUREAU, NEW YORK CITY:
ENVIRONMENTAL CONTROL BOARD, NEW YORK:
CITY TRANSIT ADJUDICATION BUREAU, and NEW:
YORK CITY DEPARTMENT OF FINANCE, :

:
Defendants. :

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PLEASE TAKE NOTICE, that pursuant to the terms of the Judgment of Foreclosure and Sale (the “Judgment”), issued by the Honorable Timothy J. Dufficy, Justice of the Supreme Court, the subject property located at 68-59 Fresh Pond Road, Ridgewood, NY 11378 and designated as Block 3628, Lot 56, 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, December 12, 2025 at 10:00 a.m.

Dated: New York, New York
October 27, 2025

SEYFARTH SHAW LLP
Attorneys for Plaintiffs

By: /s/Gershon Akerman

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New York, New York 10018
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To: JAMES F. MCDONALD
68-59 Fresh Pond Road
Ridgewood, New York 11385

JOSEPH ROBERT SCHATZLE, as Executor of The Estate of Theresa Koch
78-54 80th Street, 1st Floor
Glendale, New York 11385

VIRGINIA CASSIDY, as Executor of The Estate of Lilian R. Koch
1200 Bluebird Lane
Bushkill, Pennsylvania 18324

EDWARD CAPPELLANO, ESQ.
Attorney for Defendant New York State Workers Compensation Board
Judgment Unit
328 State Street
Schenectady, New York 12305

UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE
United States Attorneys Office
Eastern District of New York
271 Cadman Plaza East
Brooklyn, New York 11201

NEW YORK CITY PARKING VIOLATIONS BUREAU
Legal Division
66 John Street
New York, New York 10038

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 Church Street
New York, New York 10007

NEW YORK CITY TRANSIT ADJUDICATION BUREAU
130 Livingston Street
Brooklyn, New York 11201

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New York, New York 10035

JOHN INGRAM, ESQ. (REFEREE)
427 Oceanside Avenue
Breezy Point, New York 11697-1923

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- JAMES F. MCDONALD, et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated September 29, 2025 and entered on October 9, 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, December 12, 2025 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 of Queens, City of New York, County of Queens and State of New York, bounded and described as follows: BEGINNING at a point on the easterly side of Fresh Pond Road, distant 80.10 feet southerly from the corner formed by the intersection of the southerly side of Catalpa Avenue and the easterly side of Fresh Pond Road; being a plot 92.82 feet by 20 feet by 93.83 feet by 20.03 feet. Block: 3628 Lot: 56

Said premises known as 68-59 FRESH POND ROAD, RIDGEWOOD, NY 11378

Approximate amount of lien \$48,765.49, through March 11, 2025, plus interest fees & costs.

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

Index Number 727540/2021.

JOHN INGRAM, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

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