

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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NYCTL 1998-2 TRUST, and THE BANK OF NEW: Index No. 721888/2020
YORK MELLON, as Collateral Agent and Custodian for:
the NYCTL 1998-2 TRUST, :

Plaintiffs, :

- against - :

KAREEN RADCLIFFE, LESTER KENION, SANDRA:
BROWNE, 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 Frederick D.R. Sampson, Justice of the Supreme Court, the subject property located at 208 Street (Vacant Land), Cambria Heights, New York 11411 and designated as Block 11081, Lot 105, 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, August 8, 2025 at 10:00 a.m.

Dated: New York, New York
June 18, 2025

SEYFARTH SHAW LLP
Attorneys for Plaintiffs

By: /s/Jerry A. Montag

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New York, New York 10018
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To: KAREEN RADCLIFFE
116-20 Nashville Boulevard
Cambria Heights, New York 11411

-or-
2763 3rd Place
Baldwin, New York 11510

LESTER KENION
116-20 Nashville Boulevard
Cambria Heights, New York 11411

SANDRA BROWNE
116-20 Nashville Boulevard
Cambria Heights, New York 11411

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

ALEX KADOCHNIKOV, ESQ. (REFEREE)
8002 Kew Gardens Road, Suite 600
Kew Gardens, New York 11415

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- KAREEN RADCLIFFE, et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated October 29, 2024 and entered on June 2, 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, on August 8, 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 and County of Queens, City and State of New York, known and designated on the Tax Map for the City of New York, Borough of Queens as Block# 11081 Lot# 105 as said Tax Map was on January 29, 1988.

Said premises known as 208 STREET (VACANT LAND), CAMBRIA HEIGHTS, NY 11411

Approximate amount of lien \$2,431.40, through February 14, 2024, plus interest fees & costs.

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

Index Number 721888/2020.

ALEX KADOCHNIKOV, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{ * Queens Daily Eagle* }