

**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. ROXINE JOHNSON, IF LIVING AND IF HE/SHE BE DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated March 3, 2025 and duly entered on March 5, 2025, 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 September 26, 2025 at 10:00 a.m., premises known as 434 Beach 44th Street, Far Rockaway, NY 11691. 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 15965 and Lot 20. Approximate amount of judgment is \$53,014.90 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #708388/19.

Amy Barrett, Esq., Referee

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