

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. 701936/2024  
MELLON, as Collateral Agent and Custodian for the NYCTL :  
1998-2 TRUST, :

Plaintiffs, :

- against -

: **NOTICE OF SALE**

VLADEMIR C. SIMON, ANTONINE M. BEAUVIS, :  
ARTHUR D. MEEHAN, if living, or if they are dead, heirs-at- :  
law, next of kin, distributees, executors, administrators, assignees, :  
lienors, creditors, successors-in-interest and generally all persons :  
having or claiming under, by or through Arthur D. Meehan, by :  
purchase, inheritance, lien or otherwise of any right, title or interest :  
in and to the premises described in the complaint herein, and all :  
creditors thereof, and the respective husbands, or widowers of hers, :  
if any, all of whose names and addresses are unknown to Plaintiffs, :  
ANNIE M. MEEHAN, if living, or if they are dead, heirs-at-law, :  
next of kin, distributees, executors, administrators, assignees, :  
lienors, creditors, successors-in-interest and generally all persons :  
having or claiming under, by or through Annie M. Meehan, by :  
purchase, inheritance, lien or otherwise of any right, title or interest :  
in and to the premises described in the complaint herein, and all :  
creditors thereof, and the respective husbands, or widowers of hers, :  
if any, all of whose names and addresses are unknown to Plaintiffs, :  
U.S. BANK N.A., AS TRUSTEE OF THE BEHALF OF THE :  
HOLDERS OF THE HOME EQUITY ASSET TRUST 2007-2 :  
HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES :  
2007-2, 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 Scott Dunn, Justice of the Supreme Court,  
the subject property located at Liberty Avenue vacant lot (adjacent to 109-01 189<sup>th</sup> Street,  
Jamaica, New York 11412 and designated as Block 10379, Lot 5, 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 5, 2025 at 11:00 a.m.

Dated: New York, New York  
November 11, 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: VLADEMIR C. SIMON  
527 Alcott Street  
Philadelphia, PA 19120

ANTONINE M. BEAUVAIS  
358 Montgomery Street, Apt. #5A  
Brooklyn, New York 11225

ARTHUR D. MEEHAN  
109-01 189<sup>th</sup> Street  
Jamaica, New York 11412

ANNIE M. MEEHAN  
109-01 189<sup>th</sup> Street  
Jamaica, New York 11412

U.S. BANK N.A., AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET TRUST 2007-2 HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2007-2  
800 Nicollet Mall, Suite 2100  
Minneapolis, MN 55402

MICHELE MIRRO, ESQ.  
*Attorney for defendant New York City Department Of Finance*  
345 Adams Street, 3<sup>rd</sup> Floor  
Brooklyn, New York 11201

ELIZABETH GILL, ESQ.  
*Guardian Ad Litem*  
715 Central Avenue, Suite 307  
Valley Stream, New York 11580

ERIN WIETECHA, ESQ. (REFEREE)  
67 West Street, Suite 104  
Brooklyn, New York 11222

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- VLADEMIR C. SIMON, ANTONINE M. BEAUVIS, if living, or if they are dead, etc..., et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated August 21, 2025 and entered, 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 5, 2025 at 11:00 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, bounded and described as follows: BEGINNING at a point on the southeasterly side of Brinkerhoff Avenue, distant 34.22 feet northeasterly from the corner formed by the intersection of the southeasterly side of Brinkerhoff Avenue, with the easterly side of 189th Street; RUNNING THENCE easterly along a line forming an interior angle of 15 degrees 28 minutes 50 seconds with the southeasterly side of Brinkerhoff Avenue, 46.96 feet; THENCE northerly along a line forming an interior angle of 91 degrees 53 minutes 30 seconds with the proceeding course, 13.28 feet to the southeasterly side of Brinkerhoff Avenue; THENCE southwesterly along the southeasterly side of Brinkerhoff Avenue, 49.22 feet to the point or place of BEGINNING. Block: 10379 Lot: 5 Said premises known as Liberty Avenue vacant lot (adjacent to 109-01 189th Street, Jamaica, NY 11412 ) Approximate amount of lien \$364,082.80, through November 1, 2024, plus interest fees & costs.

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

Index Number 701936/2024.

ERIN WIETECHA, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{\* Queens Daily Eagle\*}