

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. AVA ENTERPRISE, INC. A/K/A AVA ENTERPRISES INC., ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated June 23, 2025 and duly entered on June 27, 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 12, 2025 at 10:00 a.m., premises known as 122-32 Montauk Street, Springfield Gardens, NY 11413. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, Block 12700 and Lot 28 formerly part of Lot 19. Approximate amount of judgment is \$20,758.00 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #719900/2022.

Guy R. Vitacco Jr., Esq., Referee

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