

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. 716057/2020
YORK MELLON, as Collateral Agent and Custodian for:
the NYCTL 1998-2 TRUST, :

Plaintiffs, :

- against - :

BART ZVITCOVICH AND NEW YORK CITY:
DEPARTMENT OF FINANCE,, :

Defendants. :

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NOTICE OF SALE

PLEASE TAKE NOTICE, that pursuant to the terms of the Judgment of Foreclosure and Sale (the “Judgment”), issued by the Honorable Alan J. Schiff Justice of the Supreme Court, the subject property located at 333 St. Nicholas Avenue, Ridgewood, New York 11385 and designated as Block 3448, Lot 4, 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, January 30, 2026 at 10:00 a.m.

Dated: New York, New York
December 22, 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: BART ZVITCOVICH
90 Nassau Avenue
Freeport, New York 11520

BERNARD J. TORDESILLAS, ESQ.
Attorney for Defendant New York City Department of Finance
375 Pearl Street, 30th Floor
New York, New York 10038

GREGORY J. NEWMAN, ESQ. (REFEREE)
148-55 Hillside Avenue
Jamaica, New York 11435

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- BART ZVITCOVICH and NEW YORK CITY DEPARTMENT OF FINANCE, et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated November 20, 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 January 30, 2026 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 and State of New York, bounded and described as follows: BEGINNING at a point on the easterly side of St. Nicholas Avenue, distant 50 feet northerly from the northeasterly corner of St. Nicholas Avenue and Palmetto Street; being a plot 35 feet by 95 feet 10 inches by 35 feet by 95 feet 6 1/4 inches. Block: 3448 Lot: 4

Said premises known as 333 ST. NICHOLAS AVENUE, RIDGEWOOD, NY 11385

Approximate amount of lien \$43,798.35, through August 29, 2024, plus interest fees & costs.

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

Index Number 716057/2020.

GREGORY J. NEWMAN, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

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