

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. 721820/2020
MELLON, as Paying Agent and Collateral Agent and:
Custodian for the NYCTL 1998-2 TRUST, :

Plaintiffs, :

- against - :

NOTICE OF SALE

LUIS ESCALANTI, if living or if he be dead, his spouse,;
heirs-at-law, next of kin, distributes, executors,;
administrators, assignees, lienors, creditors, successors-in-;
interest and generally all persons having or claiming under,;
by or through Luis Escalanti, 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 wives, husbands, widowers or:
widows of his, if any, all of whose names and addresses are:
unknown to Plaintiffs; P.A.L. LONG ISLAND REALTY:
CORP., NEW YORK CITY DEPARTMENT OF:
FINANCE, and ROSE HOLLMAN, :

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 Philip Hom, Justice of the Supreme Court, the
subject property located at 150-54 Foch Boulevard, Jamaica, New York 11434 and designated as
Block 12204, Lot 127, has been scheduled for public auction on the front Courthouse steps of the
Queens County Supreme Court, located at 88-11 Sutphin Boulevard, Jamaica, New York 11435,
on Friday, October 25, 2024 at 11:00 a.m.

Until further notice, in light of the COVID-19 pandemic, and in order to ensure the
implementation of safety measures, foreclosure auctions will temporarily be held outside on the
courthouse steps. It is the duty of the referee assigned to conduct the auction to make sure that all
bidders, interested parties, and observers are wearing masks and observing proper social

distancing. The transfer of title documents will occur at such location as determined by the Referee, or at such other place as agreed upon by the parties in writing, within the time limits specified in the Terms of Sale. All participants in the closing must comply with any face-covering rule, regulation, or order in effect at the time of closing. Should a bidder fail to comply, the Referee may cancel the closing and hold the bidder in default.

Dated: New York, New York
September 20, 2024

SEYFARTH SHAW LLP
Attorneys for Plaintiffs

By: /s/Gershon Akerman

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To: LUIS ESCALANTI
348-43 54th Avenue
Flushing, New York 11362
-and-
150-54 Foch Boulevard
Jamaica, new York 11434

STAPHANIE GOLDSTONE, ESQ.
Guardian ad Litem
25-84 Steinway Street
Astoria, New York 11103

P.A.L. LONG ISLAND REALTY CORP.
216-17 Linden Boulevard
Cambria Heights, New York 11411

BERNARD TORDESILLAS, ESQ.
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ROSE HOLLMAN
150-54 Foch Boulevard
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JERRY MEROLA, ESQ. (REFEREE)
2280 Grand Avenue, Suite 202
Baldwin, New York 11510

SUPREME COURT - COUNTY OF QUEENS.

NYCTL 1998-2 TRUST, and THE BANK OF NEW YORK MELLON, as Paying Agent and Collateral Agent and Custodian for the NYCTL 1998-2 TRUST, Plaintiffs -against- LUIS ESCALANTI, if living, or if he be dead, etc..., et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated August 29, 2024 and entered on September 10, 2024, 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, or at such other location in the courthouse that the Court may designate for conducting this foreclosure auction on October 25, 2024 at 11:00 a.m. 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 southerly side of Foch Boulevard, distant 510 feet 2-3/4 inches easterly from the corner formed by the intersection of the southerly side of Foch Boulevard, with the easterly side of Sutphin Boulevard; being a plot 85 feet by 13 feet 8 inches by 85 feet by 13 feet 8 inches. Block 12204 Lot: 127

Said premises known as 150-54 FOCH BOULEVARD, JAMAICA, NY 11434

Approximate amount of lien \$25,328.28, through May 25, 2022, plus interest fees & costs.

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

Index Number 721820/2020.

JERRY MEROLA, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{ * Queens Daily Eagle* }