

**NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN, Plaintiff, vs. RUTH O'BRIEN AS SUCCESSOR TRUSTEE OF THE JOAN EFINGER TRUST DATED MARCH 17, 1999, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated December 13, 2024 and entered on December 18, 2024, 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 on April 4, 2025 at 10:00 a.m., 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 11051 and Lot 289.

Said premises may also be known as No # 209 Street, Queens, NY.

Approximate amount of judgment is \$4,880.72 plus interest and costs.

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

Index #715922/2023.

Barry Salman, Esq., Referee

The Law Office of Thomas P. Malone, PLLC, 60 East 42nd Street, Suite 553, New York, New York 10165, Attorneys for Plaintiff

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

Index No. 715922/2023

NYCTL 1998-2 TRUST and THE BANK OF NEW YORK MELLON as Collateral Agent and Custodian,

Plaintiffs,

-against-

RUTH O'BRIEN AS SUCCESSOR TRUSTEE OF THE JOAN EFINGER TRUST DATED MARCH 17, 1999,  
PAULETTE A. MIGNOTT, HEATHER A.M. BOUCHER,

Defendants.

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**NOTICE OF SALE WITH AFFIDAVIT OF SERVICE**

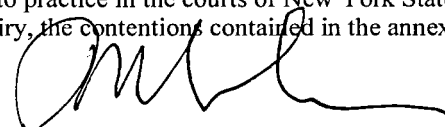
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**THE LAW OFFICE OF THOMAS P. MALONE, PLLC**

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Pursuant to 22 NYCRR 130-1.0, the undersigned an attorney admitted to practice in the courts of New York State, certifies that, upon information and belief formed after reasonable inquiry, the contentions contained in the annexed papers are not frivolous.



Thomas P. Malone, Esq.