

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

----- X  
NYCTL 1998-2 TRUST, and THE BANK OF NEW YORK: Index No. 716401/19  
MELLON, as Collateral Agent and Custodian for the:  
NYCTL 1998-2 TRUST, :

Plaintiffs, :

- against - :

38-61 10<sup>TH</sup> STREET CORP., VINCENT CORTAZAR, :  
NEW YORK STATE DEPARTMENT OF TAXATION: :  
AND FINANCE, NEW YORK CITY DEPARTMENT OF: :  
FINANCE, and MOHAMED "DOE", :

Defendants. :

----- X

**NOTICE OF SALE**

**PLEASE TAKE NOTICE**, that pursuant to the terms of the Judgment of Foreclosure and Sale (the "Judgment"), issued by the Honorable Allan B. Weiss, Justice of the Supreme Court, the subject property located at 38-61 10<sup>th</sup> Street, Long Island City, New York 11101 and designated as Block 474, Lot 7, 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, on September 20, 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  
August 20, 2024

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: 38-61 10TH STREET CORP.  
38-61 10th Street  
Long Island City, New York 11101

MICHAEL L. CIRrito, ESQ  
WHITE, CIRrito & NALLY, LLP  
*Attorney for Defendant Vincent Cortazar*  
58 Hilton Avenue  
Hempstead, New York 11550

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE  
Attn: Office of Counsel  
Building 9, W.A. Harriman Campus  
Albany, New York 12227

NEW YORK CITY DEPARTMENT OF FINANCE  
100 Church Street  
New York, New York 10007  
Attention: Commissioner of Finance

WALTER DROBENKO, ESQ (REFEREE)  
25-84 Steinway Street  
Astoria, New York 11103

MOHAMED "DOE"  
38-61 10th Street  
Long Island City, New York 11101

## 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- 38-61 10TH STREET CORP., et al. Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered herein and dated November 4, 2022, I, the undersigned Referee will sell at public auction on the courthouse steps of the Queens Supreme Court, located at 88-11 Sutphin Boulevard, Jamaica, NY 11435, on Friday, on September 20, 2024 at 11:00 a.m. 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 easterly side of 10th Street, distant 149 feet 10-3/8 inches northerly from the corner formed by the intersection of the easterly side of 10th Street with the northerly side of 40th Avenue; being a plot 90 feet by 24 feet by 90 feet by 24 feet.

Block: 474 Lot: 7

Said premises known as 38-61 10TH STREET, LONG ISLAND CITY, NY 11101

Approximate amount of lien \$13,260.45, through November 18, 2021, plus interest fees & costs.

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

Index Number 716401/2019.

WALTER DROBENKO, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{ \* NEWSDAY QU\* }