

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. MBS CONDOMINIUM ASSOCIATION INC. A/K/A MBS CONDOMINIUM ASSOCIATION CORP., ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated October 3, 2023 and duly entered on October 6, 2023 and an Order dated on July 9, 2024 and duly entered on July 10, 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 11435 on October 25, 2024 at 10:00 a.m., premises known as 108-27 63rd Avenue, Unit P5, Queens, NY 11375. 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 2166 and Lot 1017 together with an undivided 0.25 percent interest in the Common Elements. Approximate amount of judgment is \$4,347.20 on the 2015 Tax Lien and also \$2,950.11 on the 2017 Tax Lien, plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #704841/2018.

Lisa Mevorach, Esq, Referee

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