

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. 716127/2019
MELLON, as Collateral Agent and Custodian for the:
NYCTL 1998-2 TRUST, :

Plaintiffs, :

- against - :

KIM OLEAN PEREL-BOLEY and JONATHAN:
ZEIGLER, as Co-Administrators of the Estate of ROSELLA:
SILL, UNITED STATES OF AMERICA INTERNAL:
REVENUE SERVICE, NEW YORK STATE:
DEPARTMENT OF TAXATION AND FINANCE, NEW:
YORK CITY ENVIRONMENTAL CONTROL BOARD,:
NEW YORK CITY DEPARTMENT OF FINANCE, and:
JAMES ZEIGLER, :

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 Tracy Catapano-Fox, Justice of the Supreme Court, the subject property located at 13-73 Beach Channel Drive, Far Rockaway, New York 11619, and designated as Block 15658, Lot 1, 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, August 30, 2024 at 10:00 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
July 24, 2024

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By: /s/ Jerry A. Montag

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JONATHAN ZEIGEL, as Co-Administrator of the Estate of ROSELLA SILLS
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ARTHUR NICHOLAS TERRANOVA, ESQ. (REFEREE)
1437 140th Street
Whitestone, New York 11357

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- KIM OLEAN PEREL-BOLEY and JONATHAN ZEIGLER, as Co-Administrators of the Estate of ROSELLA SILL, et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated August 10, 2023 and entered on August 15, 2023, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY, on Friday, on August 30, 2024 at 10:00 a.m. premises situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, bounded and described as follows: BEGINNING at the corner formed by the intersection of the northerly side of Birdsall Avenue with the westerly side of Regina Boulevard (n/k/a) Beach Channel Drive); being a plot 65 feet by 85 feet by 65 feet by 85 feet. Block: 15658 Lot: 1

Said premises known as 13-73 BEACH CHANNEL DRIVE, FAR ROCKAWAY, NY

Approximate amount of lien \$16,120.34, through April 11, 2023, plus interest fees & costs.

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

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ARTHUR N. TERRANOVA, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

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{* Queens Daily Eagle*}