

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. WEST 140 STREET CORPORATION, JULIA P. HAWXHURST, INDIVIDUALLY AND AS ADMINISTRATOR AND HEIR AND DISTRIBUTE OF THE ESTATE OF KATHERINE EVANS A/K/A KATHERINE C. EVANS, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly dated on December 17, 2024 and duly 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 11435 on February 28, 2025 at 10:00 a.m., premises known as 220-21 138th Avenue, Springfield Gardens, NY 11413. 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 13126 and Lot 3. Approximate amount of judgment is \$8,034.83 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #704201/22.

Stephanie Goldstone, Esq., Referee

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