

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. 702929/16  
MELLON, as Collateral Agent and Custodian for the:  
NYCTL 1998-2 TRUST, :

Plaintiffs, :

- against - :

GESNER SEJOUR, SOUTH HOMES, INC., NEW YORK:  
CITY ENVIRONMENTAL CONTROL BOARD, NEW:  
YORK CITY DEPARTMENT OF FINANCE, LORRANE:  
"DOE", AND CHRIS "DOE," :

Defendants. :

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**NOTICE OF SALE**

**PLEASE TAKE NOTICE**, that pursuant to the terms of the Judgment of Foreclosure and Sale, issued by the Honorable Salvatore J. Modica, Justice of the Supreme Court, duly filed and entered in the County Clerk's Office of the Supreme Court, State of New York, County of Queens, on December 10, 2018, the subject property located at 116-47 193rd Street, St. Albans, New York 11412 and designated as Block 11064, Lot 64, is scheduled to be sold at 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, January 17, 2025 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  
December 26, 2024

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*Attorneys for Plaintiffs*

By: /s/Gershon Akerman  
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LORRANE "DOE"  
116-47 193rd Street  
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CHRIS "DOE"  
116-47 193rd Street  
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MARK J. KELLER  
*Referee*  
90-27 Sutphin Boulevard, Suite 402  
Jamaica, New York 11435

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- GESNER SEJOUR, et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated November 27, 2018 and entered on December 10, 2018, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY 11435, or at such other location in the courthouse that the Court may designate for conducting this foreclosure auction on Friday January 17, 2025 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 193rd Street, distant 50.52 feet northerly from the corner formed by the intersection of the easterly side of 193rd Street and the northerly side of Linden Boulevard; being a plot 34.41 feet by 50.00 feet by 34.41 feet by 50.00 feet.

Block: 11064 Lot: 64

Said premises known as 116-47 193RD STREET, SAINT ALBANS, NY

Approximate amount of lien \$13,635.34, through August 21, 2018, plus interest fees & costs.

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

Index Number 702929/2016.

MARK J. KELLER, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{ \* DAILY NEWS\* }