

**NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN, Plaintiff, vs. JVNLDG LLC, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale dated January 12, 2022 and entered on January 20, 2022, I, the undersigned Referee will sell at public auction on the outside steps of the Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, NY on April 5, 2024 at 11:00 a.m., 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 10443 and Lot 14.

Said premises may also be known as 91-12 189 Street, Queens, NY.

Approximate amount of judgment is \$20,150.21 plus interest and costs.

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

Index #705684/2018.

The Referee shall comply with the Eleventh Judicial District's COVID-19 policies concerning public auctions of foreclosed properties. These policies, along with the Queens County Foreclosure Auction Rules, can be found on the Queens Supreme Court - Civil Term website.

Frank X. Bruno, Jr., Esq., Referee

The Law Office of Thomas P. Malone, PLLC, 60 East 42nd Street, Suite 553, New York, New York 10165, Attorneys for Plaintiff

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

Index No. 705684/2018

NYCTL 1998-2 TRUST and THE BANK OF NEW YORK MELLON as Collateral Agent and Custodian,

Plaintiffs,

-against-

JVNLDG LLC, ALBANY AVENUE PARTNERS LLC, CITY OF NEW YORK ENVIRONMENTAL  
CONTROL BOARD,

Defendants.

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**NOTICE OF SALE WITH AFFIDAVIT OF SERVICE**

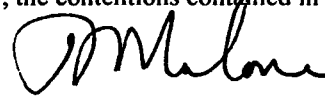
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**THE LAW OFFICE OF THOMAS P. MALONE, PLLC**

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Pursuant to 22 NYCRR 130-1.0, the undersigned an attorney admitted to practice in the courts of New York State, certifies that, upon information and belief formed after reasonable inquiry, the contentions contained in the annexed papers are not frivolous.



Thomas P. Malone, Esq.