

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 MELLON as Collateral Agent and Custodian  
for the NYCTL 1998-2 Trust,

Index No. 710605-2017

Plaintiffs,

IAS Part 32  
(Maldonado-Cruz, J.)

- against -

EMH BUILDING CORP.; CAPITAL ONE BANK, N.A.;  
THE CITY OF NEW YORK – ENVIRONMENTAL  
CONTROL BAORD; THE CITY OF NEW YORK –  
DEPARTMENT OF FINANCE; THE CITY OF NEW  
YORK – DEPARTMENT OF BUILDINGS; and  
THE STATE OF NEW YORK – DEPARTMENT OF  
TAXATION AND FINANCE,

NOTICE OF SALE

Defendants.

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In pursuance and by virtue of a Judgment of Foreclosure and Sale duly granted and entered herein on or about June 17, 2024, I, the Referee, duly appointed in this action for such purpose, will expose for sale and sell at public auction to the highest bidder on September 20, 2024, at 10:00 a.m., at the Queens County Supreme Court located at 88-11 Sutphin Blvd., Jamaica, New York 11435, the lien premises designated as Block 1700, Lot 33, in the City of New York, County and Borough of Queens, State of New York and known as 32-54 106<sup>th</sup> Street, East Elmhurst, New York 11369, directed in and by said judgment to be sold, and more particularly described as follows:


See attached "Schedule A" hereto.

The approximate amount of the judgment is \$2,803.87 plus interest and other charges, and the property is being sold subject to the terms and conditions stated in the judgment, any prior encumbrances and the terms of sale which shall be available at the time of sale.

Dated: August 22, 2024  
New York, New York

Jeffrey Kim, Esq.  
Referee  
4240 Bell Blvd.  
Bayside, New York 11361  
(718) 428-4949

DAVID P. STICH, ESQ.

  
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Attorney for Plaintiff  
521 Fifth Avenue, 17th Floor  
New York, New York 10175  
(646) 554-4421

TO:

EMH Building Corp.  
147-31 71<sup>st</sup> Road  
Flushing, New York 11367

Capital One Bank, N.A.  
201 St. Charles Ave, 26<sup>th</sup> Floor  
New Orleans, Louisiana 70170

The City of New York –  
Environmental Control Board  
66 John Street, 10<sup>th</sup> Floor  
New York, New York 10038

Michele Mirro, Esq.  
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The City of New York – Department of Finance  
375 Pearl Street, 30<sup>th</sup> Floor  
New York, New York 10038

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The City of New York –  
Department of Buildings  
100 Church Street, Room 3-118  
New York, New York 10007  
Attn: Joy Anakhu, Senior Counsel

The State of New York –  
Department of Taxation and Finance  
State Campus, Building 9  
Albany, New York 12227

Jeffrey Kim, Esq.  
Referee  
4240 Bell Blvd.  
Bayside, New York 11361

**SCHEDULE A**

# **Round Hill Title Agency, Inc.**

## **TAX LIEN FORECLOSURE SEARCH**

**Title Number: RH-1683603**

### **SCHEDULE "A"**

(Description of the Premises)

**ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Queens, City and State of New York, bounded and described as follows:**

**BEGINNING at a point on the westerly side of 106<sup>th</sup> Street distant 119.75 feet northerly from the corner formed by the intersection of the northerly side of Northern building and the westerly side of 106<sup>th</sup> Street;**

**RUNNING THENCE westerly at right angles to 106<sup>th</sup> Street, 100.00 feet;**

**THENCE northerly parallel with 106<sup>th</sup> Street, 40.00 feet (20.00 feet, as per tax map);**

**THENCE easterly at right angles to 106<sup>th</sup> Street, 100.00 feet to the westerly side of 106<sup>th</sup> Street;**

**THENCE southerly along the westerly side of 106<sup>th</sup> Street, 40.00 (20.00 feet, as per tax map) feet to the point or place of BEGINNING.**