

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. 717415/2019  
MELLON, as Collateral Agent and Custodian for the:  
NYCTL 1998-2 TRUST, :

Plaintiffs, :

- against - :

KURTIS KIZER, JOAN COVER, FRANK MCCLEAN, :  
PROFESSIONAL RECOVERY SYSTEMS LLC, NEW :  
YORK STATE DEPARTMENT OF TAXATION AND :  
FINANCE, and NEW YORK CITY DEPARTMENT OF :  
FINANCE, :

Defendants. :

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**NOTICE OF SALE**

**PLEASE TAKE NOTICE**, that pursuant to the terms of the Judgment of Foreclosure and Sale (the “Judgment”), issued by the Honorable Allan B. Weiss, Justice of the Supreme Court, the subject property located at 118-61 Montauk Street, St. Albans, New York 11412 and designated as Block 12451, Lot 12, 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, September 27, 2024 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  
August 20, 2024

SEYFARTH SHAW LLP  
*Attorneys for Plaintiffs*

By: /s/ Jerry A. Montag

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To: KURTIS KIZER  
118-61 Montauk Street  
St. Albans, New York 11412

JOAN COVER  
118-61 Montauk Street  
St. Albans, New York 11412  
-and-  
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Mapleton, Georgia 30126

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NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE  
Attn: Office of Counsel  
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NEW YORK CITY DEPARTMENT OF FINANCE  
100 Church Street  
New York, New York 10007

JAMES S. YOH, ESQ. (REFEREE)  
3000 Marcus Avenue, Suite 3W8  
Lake Success, New York 11042

## 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- KURTIS KIZER, JOAN COVER, FRANK MCCLEAN, et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated April 14, 2023 and entered on April 18, 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, or such other location in the courthouse that the Court may designate for conducting this foreclosure auction, on Friday, on September 27, 2024 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 Montauk Street, distant 185.76 feet northerly from the corner formed by the intersection of the easterly side of Montauk Street with the northerly side of 119th Road; RUNNING THENCE easterly at an interior angle of 95 degrees 00 minutes 00 seconds parallel with 118th Road, 65.02 feet; THENCE northerly on an interior angle of 91 degrees 27 minutes 54 seconds, 1.58 feet; THENCE easterly on an exterior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, 10.38 feet; THENCE northerly on an interior angle of 97 degrees 42 minutes 24 seconds with the last mentioned course, 30.97 feet; THENCE westerly on an interior angle of 91 degrees 22 minutes 17.4 seconds with the last mentioned course, 86.02 feet to the easterly side of Montauk Street; THENCE southerly along the easterly side of Montauk Street, 47.81 feet to the point or place of BEGINNING. Block: 12451 Lot: 12 Said premises known as 118-61 MONTAUK STREET, ST. ALBANS, NY 11412

Approximate amount of lien \$129,335.61, through June 29, 2022, plus interest fees & costs.

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

Index Number 717415/2019.

JAMES S. YOH, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

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