

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. 706521/2024
Formerly 14719/2013

Plaintiffs,

IAS Part 41
(Leverette, J.)

- against -

RUGGED CROSS CHURCH OF PRAYER
FOR ALL PEOPLE, INC. a/k/a RUGGED CROSS
CHURCH OF GOD, INC.; PETRO INC.;
THE CITY OF NEW YORK – DEPARTMENT OF
FINANCE; 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 December 2, 2021 and an Order entered on or about October 31, 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 January 3, 2025, at 10:00 a.m. at the Queens County Supreme Court located at 88-11 Sutphin Blvd., Courtroom 25, Jamaica, New York 11435, the lien premises designated as Block 12201, Lot 9, in the City of New York, County and Borough of Queens, State of New York and known as 116-03 Sutphin Blvd., Queens, New York 11434, 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 \$48,153.22 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: December 5, 2024
New York, New York

Judah Matz, Esq.
Referee
125-10 Queens Blvd., Suite 12
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(718) 544-8840

DAVID P. STICH, ESQ.



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TO:

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

SCHEDULE A

Title Number: 1056949

Round Hill Title Agency, Inc.

TAX LIEN FORECLOSURE SEARCH

SCHEDULE "A"

(Description of the Premises)

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, bounded and described as follows:

BEGINNING at a point on the easterly side of Sutphin Boulevard distant 21.11 feet southerly from the corner formed by the intersection of the easterly side of Sutphin Boulevard with the southerly side of 116th Avenue, running thence easterly parallel with 116th Avenue and part of the distance through a party wall, 104.38 feet; thence southerly at right angles to 116th Avenue, 110.52 feet to the easterly side of Sutphin Boulevard; thence northerly along the easterly side of Sutphin Boulevard 21.11 feet to the point or place of beginning.

TOGETHER with all that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward of the Borough and County of Queens, City and State of New York, known and designated on a certain map entitled "Map of Jamaica, Park South, Section 1, Jamaica, Fourth Ward, Borough surveyed May 1906 by E.W. Conklin, C.E., C.S.", Jamaica, New York and filed in the Queens County Clerk's (now Register's) Office, September 17, 1906, as Map No. 237 as and by lot No. 690.