

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

----- X
NYCTL 1998-2 TRUST, and THE BANK OF NEW YORK: Index No. 704227/2017
MELLON, as Paying Agent and Collateral Agent and:
Custodian for the NYCTL 1998-2 TRUST, :

Plaintiffs, :

- against - :

NOTICE OF SALE

6905 QUEENS INC., THE PEOPLE OF THE STATE OF:
NEW YORK, THE CITY OF NEW YORK, NEW YORK:
CITY ENVIRONMENTAL CONTROL BOARD, and:
NEW YORK CITY DEPARTMENT OF FINANCE, :

Defendants. :

----- X
PLEASE TAKE NOTICE, that pursuant to the terms of the Judgment of Foreclosure and Sale (the “Judgment”), issued by the Honorable Claudia Lanzetta, Justice of the Supreme Court, the subject property located at 171-12 107th Avenue, Jamaica, New York 11433 and designated as Block 10246, Lot 41, 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 13, 2024 at 10:00 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
July 11, 2024

SEYFARTH SHAW LLP
Attorneys for Plaintiffs

By: /s/ Jerry A. Montag

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To: 6905 QUEENS INC.
476 South Broadway
Yonkers, New York 10705
-and-
478 South Broadway
Yonkers, New York 10705
-and-
69-05 66th Street
Glendale, New York 11385

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THE CITY OF NEW YORK
c/o Office of the Corporation Counsel
100 Church Street
New York, New York 10007

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 Church Street
New York, New York 10007

NEW YORK CITY DEPARTMENT OF FINANCE
100 Church Street
New York, New York 10007
Attention: Commissioner of Finance

DOMINIC CHIARIELLO, ESQ. (REFEREE)
147 Glen Street
Glen Cove, New York 11542

SUPREME COURT - COUNTY OF QUEENS.

NYCTL 1998-2 TRUST, and THE BANK OF NEW YORK MELLON, as Paying Agent and Collateral Agent and Custodian for the NYCTL 1998-2 TRUST, Plaintiffs -against- 6905 QUEENS INC., et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated March 20, 2024 and entered on March 27, 2024, I, the undersigned Referee will sell at public auction on the courthouse steps of the Queens County Supreme Court, located at 88-11 Sutphin Boulevard, Jamaica, NY 11435, on Friday, or at such other location in the courthouse that the Court may designate for conducting this foreclosure auction on September 13, 2024 at 10:00 a.m. premises situate, lying and being in the County of Queens and State of New York, bounded and described as follows: BEGINNING at a point on the Easterly side of 66th Street, distant 218.86 feet Northerly from the corner formed by the intersection of the Easterly side of 66th Street with the Northerly side of 70th Avenue; being a plot 100 feet by 20 feet by 100 feet by 20 feet.

Block: 3646 Lot: 37.

Said premises known as 69-05 66TH STREET, GLENDALE, NY 11385

Approximate amount of lien \$2,631.73, through July 11, 2022, plus interest fees & costs.

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

Index Number 704227/2017.

DOMINIC L. CHIARIELLO, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{* Queens Courier*}