

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. 706027/2018  
MELLON, as Collateral Agent and Custodian for the:  
NYCTL 1998-2 TRUST, :

Plaintiffs, :

- against - :

**NOTICE OF SALE**

CATHERINE SUN, as heir at law to NANCY CHAO SUN, :  
STANLEY SUN a/k/a STANLEY J. SUN, as heir at law to :  
NANCY CHAO SUN, MACON ST HOLDINGS LLC, :  
NEW YORK STATE DEPARTMENT OF TAXATION: :  
AND FINANCE, NEW YORK CITY ENVIRONMENTAL: :  
CONTROL BOARD, NEW YORK CITY PARKING: :  
VIOLATIONS BUREAU, 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 Maurice E. Muir, Justice of the Supreme Court,  
the subject property located at 93-07 69<sup>th</sup> Avenue, Forest Hills, New York 11375 and designated  
as Block 3197, Lot 139, 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, January 17, 2025 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  
December 26, 2024

SEYFARTH SHAW LLP  
*Attorneys for Plaintiffs*

By: /s/Gershon Akerman

Gershon Akerman  
620 Eighth Avenue  
New York, New York 10018  
Phone: (212) 218-5500  
Fax: (212) 218-5526

To: CATHERINE SUN, as heir at law to NANCY CHAO SUN  
93-07 69th Avenue  
Forest Hills, New York 11375  
-and-  
71-38 Kissena Boulevard  
Flushing, New York 11367

STANLEY SUN a/k/a STANLEY J. SUN, as heir at law to NANCY CHAO SUN  
93-07 69th Avenue  
Forest Hills, New York 11375  
-and-  
71-38 Kissena Boulevard  
Flushing, New York 11367  
-and-  
4361 161st Street  
Flushing, New York 11358

MACON ST HOLDINGS LLC  
10858 67th Road  
Forest Hills, New York 11375  
-and-  
c/o Michael Gendin  
PO Box 750456  
Forest Hills, New York 11375

*-and-*

93-07 69th Avenue  
Forest Hills, New York 11375

BARRY SEIDEL, ESQ (REFEREE)  
14855 Hillside Avenue  
Jamaica, New York 11435

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- CATHERINE SUN, as heir at law to NANCY CHAO SUN, STANLEY SUN a/k/a STANLEY J. SUN, as heir at law to NANCY CHAO SUN, et al.

Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated May 24, 2024, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY 11435, or at such other location in the courthouse that the Court may designate for conducting this foreclosure auction on Friday January 17, 2025 at 11:00 a.m. premises situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, bounded and described as follows: BEGINNING at a point on the westerly side of Stafford Avenue, distant 127 feet southerly from the corner formed by the intersection of the westerly side of 69th Avenue and the southerly side of Juno Street; being a plot 100 feet by 18 feet by 100 feet by 18 feet. Block: 3197 Lot: 139

Said premises known as 93-07 69TH AVENUE, FOREST HILLS, NY 11375

Approximate amount of lien \$30,858.63, through May 14, 2019, plus interest fees & costs.

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

Index Number 706027/2018.

BARRY SEIDEL, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

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