

**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,

Index No. 719526/22

**NOTICE OF SALE**

Plaintiffs,  
- against -

Tax Lien Foreclosure of:  
82-25 Queens Boulevard,  
PS7, Elmhurst, NY 11373  
(Block: 01542, Lot: 1140)

82-25 Queens Mansion LLC; Board of Managers of  
Queens Mansion Condominium,

Defendants.

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**PURSUANT TO** a judgment of foreclosure and sale entered January 31, 2024, and order substituting referee entered July 22, 2024, I will sell at public auction in Courtroom #25 of the Queens County Supreme Court located at 88-11 Sutphin Blvd., Jamaica, NY, on **September 27, 2024 at 10:00 A.M.**, premises known as 82-25 Queens Boulevard, PS7, Elmhurst, NY 11373 a/k/a (Block: 01542, Lot: 1140). See Schedule A. Approximate amount of judgment is \$4,467.49 and \$2,674.81, plus costs and interest. Sold subject to terms and conditions to filed judgment and terms of sale and the right of the United States of America to redeem within 120 days from the date of sale as provided by law.

Nicole Katsorhis, Esq.  
Referee

THE DELLO-IACONO LAW GROUP, P.C.  
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Our File No.:22-000093