

SUPREME COURT - COUNTY OF QUEENS.

NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON, AS
COLLATERAL AGENT AND CUSTODIAN, Plaintiffs -against- The heirs-at-law, next of
kin, distributees, executors, administrators, assignees, lienors, creditors, successors-in-
interest and generally all persons having or claiming under, by or through IRIS P.

WARNER A/K/A IRIS WARNER, DECEASED, by purchase, inheritance, lien or
otherwise of any right, title or interest in and to the premises described in the complaint
herein, and all creditors thereof, and the respective husbands, or widowers of hers, if any, all
of whose names and addresses are unknown to Plaintiffs; et al Defendant(s). Pursuant to a
Judgment of Foreclosure and Sale entered herein on November 18, 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 on January 31, 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, known and designated as Block 10438 and Lot 39 on the Queens
County Tax Assessment Map. Said premises known as 189-11 MANGIN AVENUE,
SAINT ALBANS, NY

Approximate amount of lien \$39,045.49 plus interest & costs.

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

Index Number 702401/2019.

GREGORY J. NEWMAN, ESQ., Referee

Phillips Lytle LLP

Attorney(s) for Plaintiffs

28 East Main Street, Suite 1400, Rochester, NY 14614

{* Queens Daily Eagle*}