

NOTICE OF SALE

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, Plaintiff, vs. RENZO FIALLOS, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated December 3, 2024 and duly entered on December 6, 2024, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on February 21, 2025 at 10:00 a.m., premises known as Beach 45th Street, Queens, NY 11691. 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, Block 15966 and Lot 12. Approximate amount of judgment is \$6,302.22 plus a per diem interest was due as of March 6, 2024 on the 2012 Tax Lien, and the sum of \$3,045.56 plus a per diem interest was due as of March 6, 2024 on the 2017 Tax Lien plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #704845/18.

Joseph Trotti, Esq., Referee

Bronster, LLP, 156 West 56th Street, Suite 703, New York, New York 10019, Attorneys for Plaintiff