

**SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS**

-----X  
NYCTL 1998-2 TRUST and The Bank of New York  
Mellon as Collateral Agent and Custodian,

Index No. 719052/22

**NOTICE OF SALE**

Plaintiffs,  
- against -

Tax Lien Foreclosure of:  
172 Highland Avenue, Unit  
G10, Jamaica Estates, NY  
11432  
(Block: 09884, Lot: 1052)

Ben J. Hall; Lily Hall; The Board of Managers of Jamaica  
Estates Condominium; Razor Capital, LLC APO Citibank,  
N.A.; Ocean Breeze NY Inc.; Long River International  
New York Inc.; New York City Environmental Control  
Board; New York City Parking Violations Bureau; New  
York City Transit Adjudication Bureau; Citibank, N.A.,

Defendants.  
-----X

**PURSUANT TO** a judgment of foreclosure and sale entered January 9, 2025, I will sell at public auction in Courtroom #25 of the Queens County Supreme Court, 88-11 Sutphin Blvd., Jamaica, NY on **March 28, 2025 at 10:00 a.m.**, premises known as k/a 172 Highland Avenue, Unit G10, Jamaica Estates, NY 11432 a/k/a (Block: 09884, Lot: 1052). See Schedule A of Judgment. Approx. amt of judgment \$3,362.55 and \$2,378.31, 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.

Scott H. Siller, Esq.  
Referee

THE DELLO-IACONO LAW GROUP, P.C.  
Attorneys for Plaintiffs  
312 Larkfield Road, Lower Level  
East Northport, NY 11731  
(631) 861-3001  
Our File No.: 22-000088