

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. 715763/2020
MELLON, as Collateral Agent and Custodian for the:
NYCTL 1998-2 TRUST, :

Plaintiffs, :

- against - :

LITTON MORTGAGE SERVICING CENTER, INC.,:
NEW YORK STATE DEPARTMENT OF TAXATION:
AND FINANCE, NEW YORK CITY ENVIRONMENTAL:
CONTROL BOARD, and NEW YORK CITY:
DEPARTMENT OF FINANCE, :

Defendants. :

NOTICE OF SALE

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PLEASE TAKE NOTICE, that pursuant to the terms of the Judgment of Foreclosure and Sale (the “Judgment”), issued by the Honorable Frederick D. R. Sampson, Justice of the Supreme Court, the subject property located at 131-26 140th Street, Jamaica, New York 11436 and designated as Block 12075, Lot 126, 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, September 20, 2024 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
August 9, 2024

SEYFARTH SHAW LLP
Attorneys for Plaintiffs

By: /s/ Jerry A. Montag

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New York, New York 10018
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To: LITTON MORTGAGE SERVICING CENTER, INC.
131-26 140th Street
Jamaica, New York 11436
-and-
562 Country Road 3997
Cleveland, Texas 77328
Attn: Larry Litton

YVETTE A. BENTHAM, ESQ.
*Attorney for Defendant John Doe No. 1 a/k/a Michael Hankerson, Individually, and as
the Proposed Administrator for the Estate of Aretha Stephens*
175-20 Wexford Terrace, Suite D1
Jamaica Estates, New York 11432

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
Attn: Office of Counsel
Building 9, W.A. Harriman Campus
Albany, New York 12227

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 Church Street
New York, New York 10007

MICHELE MIRRO, ESQ.
Attorney for Defendant New York City Department of Finance
375 Pearl Street, 30th Floor
New York, New York 10038

SWATI MANTIONE, ESQ. (REFEREE)
12 Thadford Street
East Northport, New York 11731

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- LITTON MORTGAGE SERVICING CENTER, INC., et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated June 21, 2024 and entered on June 27, 2024, I, the undersigned Referee will sell at public auction on the courthouse steps of the Queens County Supreme Court, located at 88-11 Sutphin Boulevard, Jamaica, NY 11435, on Friday, or at such other location in the courthouse that the Court may designate for conducting this foreclosure auction on September 20, 2024 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 140th Street, distant 524.56 feet southerly from the corner formed by the intersection of the said westerly side of 140th Street and the southerly side of 130th Avenue; RUNNING THENCE westerly at right angles to the said westerly side of 140th Street, 95.51 feet; THENCE southerly at an interior angles of 88 degrees 33 minutes 11 seconds with the last mentioned course, a distance of 20.99 feet to a point; THENCE southerly at an interior angle of 181 degrees 30 minutes 15 seconds with the last mentioned course, a distance of 9.02 feet to a point; THENCE easterly at an interior angle of 89 degrees 56 minutes 34 seconds with the last mentioned course, a distance of 95.01 feet to the westerly side of 140th Street; THENCE northerly along the westerly side of 140th Street 30 feet to the point or place of BEGINNING.

Block: 12075 Lot: 126

Said premises known as 131-26 140TH STREET, JAMAICA, NY 11436

Approximate amount of lien \$31,955.26, through April 18, 2023, plus interest fees & costs.

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

Index Number 715763/2020.

SWATI MANTIONE, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{ * Queens Daily Eagle* }