

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

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NYCTL 1998-2 TRUST, and THE BANK OF NEW: Index No. 716117/2023  
YORK MELLON, as Collateral Agent and Custodian for:  
the NYCTL 1998-2 TRUST, :

Plaintiffs, :

- against - :

**NOTICE OF SALE**

SHENG RAINBOW ENTERPRISE CORP., BOARD OF:  
MANAGERS OF THE SHENG RAINBOW PLAZA:  
CONDOMINIUM, NEW YORK STATE DEPARTMENT:  
OF TAXATION AND FINANCE, and NEW YORK CITY:  
DEPARTMENT OF FINANCE, :

Defendants. :

----- X  
**PLEASE TAKE NOTICE**, that pursuant to the terms of the Judgment of Foreclosure and Sale (the “Judgment”), issued by the Honorable Robert I. Caloras, Justice of the Supreme Court, the subject property located at 36-25 Union Street, Parking Unit 4, Flushing, New York 11354 and designated as Block 5010, Lot 7004, has been scheduled for public auction in Courtroom #25 of the Queens County Supreme Court, located at 88-11 Sutphin Boulevard, Jamaica, New York 11435, on Friday, April 11, 2025 at 10:00 a.m.

Dated: New York, New York  
March 5, 2025

SEYFARTH SHAW LLP  
*Attorneys for Plaintiffs*

By: /s/Gershon Akerman

Gershon Akerman  
620 Eighth Avenue  
New York, New York 10018  
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To: SHENG RAINBOW ENTERPRISE CORP.  
c/o David Baker, Esq.  
225 Broadway, Suite 2715,  
New York, New York, 10007

BOARD OF MANAGERS OF THE SHENG RAINBOW PLAZA CONDOMINIUM  
1388 East 15th Street  
Brooklyn, New York 11230

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 DEPARTMENT OF FINANCE  
1 Centre of Street, Suite 550  
New York, New York 10007  
Attn: Commissioner of Finance

DAVID S. DIKMAN, ESQ. (REFEREE)  
3000 Marcus Avenue, Suite 1E5  
Lake Success, New York 11042

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- SHENG RAINBOW ENTERPRISE CORP., et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated February 6, 2025 and entered on February 11, 2025, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY 11435, on Friday, or at such other location in the courthouse that the Court may designate for conducting this foreclosure auction on April 11, 2025 at 10:00 a.m. premises situate, lying and being in the Borough and County of Queens, City and State of New York, known as Unit No. Parking Unit 4 in the condominium known as "Sheng Rainbow Plaza Condominium" together with a 0.06% undivided interest in the Common Elements.

Block: 5010 Lot: 7004

Said premises known as 36-25 UNION STREET, PARKING UNIT 4, FLUSHING, NY 11354

Approximate amount of lien \$93,043.39, through July 26, 2024, plus interest fees & costs.

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

Index Number 716117/2023.

DAVID S. DIKMAN, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{\* Queens Daily Eagle\*}