

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

----- X
NYCTL 2019-A TRUST, and THE BANK OF NEW YORK: Index No. 715963/2020
YORK MELLON, as Paying Agent and Collateral Agent:
and Custodian for the NYCTL 2019-A TRUST, :

:
Plaintiffs, :

:
- against - : **NOTICE OF SALE**

:
IAB GROUP INC., 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 Kevin J. Kerrigan, Justice of the Supreme
Court, the subject property located at 38-02 Little Neck Parkway, Little Neck, New York 11363
and designated as Block 8162, Lot 385, has been scheduled for public auction in Courtroom #25
of the Queens County Supreme Court Courthouse, located at 88-11 Sutphin Boulevard, Jamaica,
New York 11435, on Friday, January 30, 2026 at 10:00 a.m.

Dated: New York, New York
December 5, 2025

SEYFARTH SHAW LLP
Attorneys for Plaintiffs

By: /s/Gershon Akerman
Gershon Akerman
620 Eighth Avenue
New York, New York 10018
Phone: (212) 218-5500
Fax: (212) 218-5526

To: IAB GROUP INC
137-49 Laburnum Avenue
Flushing, New York 11355

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
100 Church Street
New York, New York 10007
Attn: Commissioner of Finance

CRAIG D. ZIM, ESQ. (REFEREE)
733 Yonkers Avenue
Yonkers, New York 10704

SUPREME COURT - COUNTY OF QUEENS.

NYCTL 2019-A TRUST, and THE BANK OF NEW YORK MELLON, as Paying Agent and Collateral Agent and Custodian for the NYCTL 2019-A TRUST, Plaintiffs -against- IAB GROUP INC., et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated May 4, 2023 and entered on May 5, 2023, I, the undersigned Referee will sell at public auction on Friday, January 30, 2026 at 10:00 a.m., at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY 11435, or at such other location in the courthouse that the Court may designate for conducting this foreclosure auction premises situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows: BEGINNING at a point on the westerly side of Little Neck Parkway, distant 407.48 feet northerly from the corner formed by the intersection of the northerly line of land of the Long Island Railroad with the said westerly line of Little Neck Parkway; being a plot 98.28 feet by 24.56 feet by 93.84 feet by 24.89 feet. Block: 8162 Lot: 385

Said premises known as 38-02 LITTLE NECK PARKWAY, LITTLE NECK, NY 11363

Approximate amount of lien \$42,996.19, through November 19, 2021, plus interest fees & costs.

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

Index Number 715963/2020.

CRAIG D. ZIM, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{* Queens Daily Eagle*}