

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX

----- X

NYCTL 2017-A TRUST and THE BANK OF NEW
YORK MELLON as Collateral Agent and Custodian
for the NYCTL 2017-A Trust,

Index No. 28988-2018E

Plaintiffs,

IAS Part 21
(Parker-Raso, J.)

- against -

MELROSE HOMES, INC.; THE CITY OF NEW
YORK – DEPARTMENT OF FINANCE;
THE STATE OF NEW YORK – DEPARTMENT
OF TAXATION AND FINANCE,

NOTICE OF SALE

Defendants.

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In pursuance and by virtue of a Judgment of Foreclosure and Sale duly granted and entered herein on or about January 24, 2020 and an Order entered July 7, 2025, I, the Referee, duly appointed in this action for such purpose, will expose for sale and sell at public auction to the highest bidder on December 1, 2025, at 2:15 p.m., in Courtroom 711 of the Bronx County Supreme Court, 851 Grand Concourse, Bronx, New York 10451, the liened premises designated as Block 2267, Lot 14, in the City of New York, County of Bronx and Borough of The Bronx and known as Brook Avenue, Bronx, New York 10454, directed in and by said judgment to be sold, and more particularly described, of which the premises is a part, as follows:

See attached "Schedule A" hereto.

The approximate amount of the judgment is \$2,184.08 plus interest and other charges, and the property is being sold subject to the terms and conditions stated in the judgment, any prior encumbrances and the terms of sale which shall be available at the time of sale.

Dated: October 31, 2025
New York, New York

Stephen B. Kaufman, Esq.
Referee
3379 East Tremont Avenue
Bronx, New York 10461
(718) 822-0500

DAVID P. STICH, ESQ.



Attorney for Plaintiff
521 Fifth Avenue, 17th Floor
New York, New York 10175
(646) 554-4421

TO:

Melrose Homes, Inc.
82-11 37th Avenue
Jackson Heights, New York 11372

And

242-01 Braddock Avenue
Bellerose, New York 11426

The City of New York
Department of Finance
375 Pearl Street, 30th Floor
New York, New York 10038

The State of New York
Department of Taxation and Finance
State Campus, Building 9
Albany, New York 12227

Steven Kaufman, Esq.
Referee
3397 East Tremont Avenue
Bronx, New York 10461-5723

Office of Foreclosure
Bronx County Supreme Court
851 Grand Concourse
Bronx, New York 10451

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INDEX NO. 28988/2018E

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SCHEDULE A

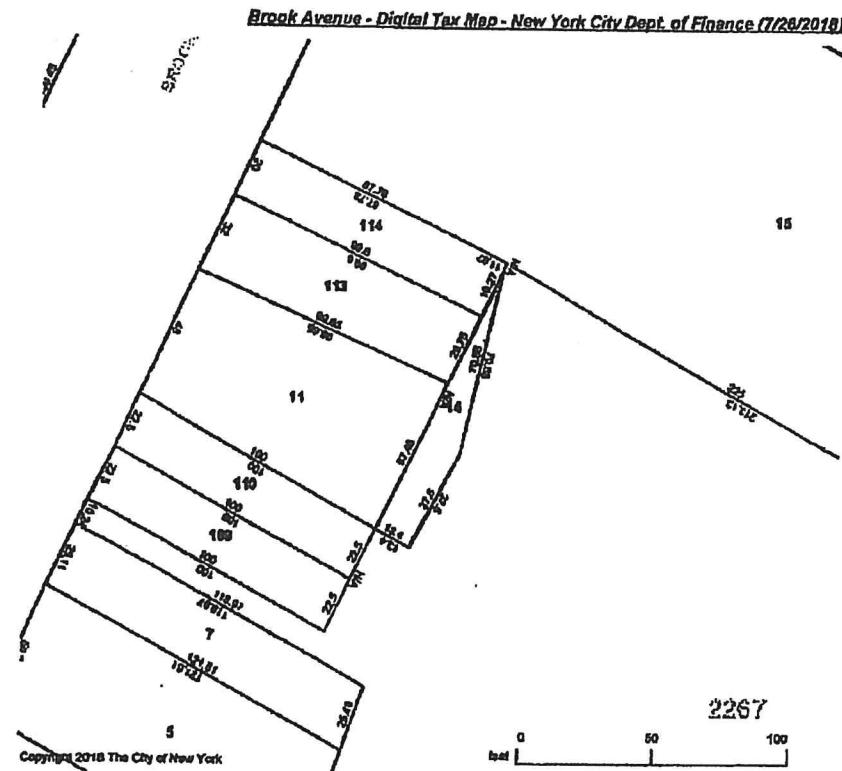
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Digital Tax Map - New York City Department of Finance

Page 1 of 1



- = Borough Boundary
- = Tax Block Boundary
- 50 Tax Block Number
- Tax Lot Boundary
- 50 Tax Lot Number
- 50- Condo FKA Tax Lot Number
- 50.5 Tax Lot Dimension
- 45.5 Approximate Tax Lot Dimension
- Condo Units Range Label
- Building Footprint
- C50 Condo Flag/Condo Number
- A50 Air Right Flag/Lot Number
- S50 Subterranean Right Flag/Lot Number
- R REUC Flag
- Under Water Tax Lot Boundary
- Other Boundary
- P Possession Hook
- M Misc Miscellaneous Text
- Small Tax Lot Dimension
- Surface Water