

**NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, NYCTL 2021-A TRUST, AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN FOR THE NYCTL 2021-A TRUST, Plaintiff, vs. SHING KUNG LI, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated July 3, 2025 and duly entered on July 9, 2025, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on December 12, 2025 at 10:00 a.m., premises known as 48-25 39th Street, Sunnyside, NY 11104. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 206 and Lot 7. Approximate amount of judgment is \$50,191.66 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #717053/2022.

Stephanie S. Goldstone, Esq., Referee

Bronster, LLP, 156 West 56th Street, Suite 703, New York, New York 10019, Attorneys for Plaintiff