

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX

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

Index No. 24319/2018E

Plaintiffs,

IAS Part 21
(Parker-Raso, J.)

- against -

DOROTHY FOSTER; HERMAN JONES; ALMA
JONES; H.L. KAPNER; CRIMINAL COURT OF
THE CITY OF NEW YORK; THE CITY OF NEW
YORK – ENVIRONMENTAL CONTROL BOARD;
THE CITY OF NEW YORK – PARKING
VIOLATIONS BUREAU; THE STATE OF NEW
YORK – DEPARTMENT OF TAXATION
AND FINANCE; NEW CENTURY FINANCIAL
SERVICES, INC.; THE CITY OF NEW YORK –
TRANSIT ADJUDICATION BUREAU;
COMMISSIONER OF SOCIAL SERVICES OF
THE CITY OF NEW YORK SOCIAL SERVICES
DISTRICT,

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 4901, Lot 27 in the City of New York, County of Bronx and Borough of The Bronx and known as 1142 East 223rd Street, Bronx, New York 10466, 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 \$22,642.65 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

Joyce Randazzo, Esq.
Referee
Randazzo & Giffords, P.C.
16 Berrybush Lane
Hastings-on-Hudson, New York 10706-3644
(914) 821-6900

DAVID P. STICH, ESQ.



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TO:

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Bronx, New York 10466

Herman Jones
1142 East 223rd Street
Bronx, New York 10466

Alma Jones
1142 East 223rd Street
Bronx, New York 10466

H.L. Kapner
1142 East 223rd Street
Bronx, New York 10466

Criminal Court of the City of New York
265 East 161st Street
Bronx, New York 10451

The City of New York
Environmental Control Board
66 John Street, 10th Floor
New York, New York 10038

The City of New York
Parking Violations Bureau
66 John Street
New York, New York 10038

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

New Century Financial Services, Inc.
c/o Pressler & Pressler
990 Stewart Avenue
Garden City, New York 11530

The City of New York
Transit Adjudication Bureau
29 Gallatin Place, 3rd Floor
Brooklyn, New York 11201

Commissioner of Social Services
of The City of New York Social Services District
250 Church Street
New York, New York 10013

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

SCHEDULE A

Round Hill Title Agency, Inc.

TAX LIEN FORECLOSURE SEARCH

Title Number: RH-1796228

SCHEDULE "A" (Description of the Premises)

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 Bronx, City and State of New York, bounded and described as followed:

BEGINNING at the corner formed by the intersection of the southwesterly side of East 223rd Street with the easterly side of Eastchester Road;

THENCE southeasterly along the southwesterly side of East 223rd Street, 73.15 feet;

THENCE southwesterly at right angles to the southwesterly side of East 223rd Street, 66.92 feet to the easterly side of Eastchester Road;

THENCE northerly along the easterly side of Eastchester Road, 99.14 feet to the corner, the point or place of BEGINNING.

Schedule A – Page 1 of 1