

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK, NYCTL 2021-A TRUST, AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN FOR THE NYCTL 2021-A TRUST, Plaintiff, vs. 187 STREET MAZAL LLC, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale and Decision + Order on Motion dated on September 16, 2025 and duly entered on October 20, 2025, I, the undersigned Referee will sell at public auction at Room 130 of the New York County Courthouse, 60 Centre Street, New York, NY 10007 on January 21, 2026 at 2:15 p.m., premises known as 657 W 187th Street, New York, NY 10033. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, Block 2170 and Lot 28. Approximate amount of judgment is \$31,951.21 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #159352/2022.

Jeffrey R. Miller, Esq., Referee

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