

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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NYCTL 2021-A TRUST, and THE BANK OF NEW YORK: Index No. 719637/2022
YORK MELLON, as Collateral Agent and Custodian for:
the NYCTL 2021-A TRUST, :

:
Plaintiffs, :
- against - :
: **NOTICE OF SALE**

MORJAY REALTY COMPANY, LLC, BOARD OF
MANAGERS OF THE ROYAL KENT CONDOMINIUM,:
NEW YORK CITY DEPARTMENT OF FINANCE, and:
KEVIN GEOM, :

:
Defendants. :
:

----- X
PLEASE TAKE NOTICE, that pursuant to the terms of the Judgment of Foreclosure
and Sale (the "Judgment"), issued by the Honorable Carmen R. Velasquez, Justice of the
Supreme Court, the subject property located at 41-09 41st Street, Unit 5H, Sunnyside, New York
11104 and designated as Block 184, Lot 1050, 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, February 6, 2026 at 10:00 a.m.

Dated: New York, New York
December 4, 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
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To: MORJAY REALTY COMPANY, L.L.C.
74-09 37th Avenue, Suite 218
Jackson Heights, New York 11372
-and-
1979 Marcus Avenue, Suite 210
Lake Success, New York 11042

BOARD OF MANAGERS OF THE ROYAL KENT CONDOMINIUM
41-09 41st Street
Sunnyside, New York 11104

NEW YORK CITY DEPARTMENT OF FINANCE
100 Church Street
New York, New York 10007
Attention: Commissioner of Finance

RICHARD GUTIERREZ, ESQ. (REFEREE)
118-35 Queens Boulevard, Suite 1500
Forest Hills, New York 11375

KEVIN GEOM
41-09 41st Street, Unit 5H
Sunnyside, New York 11104

SUPREME COURT - COUNTY OF QUEENS.

NYCTL 2021-A TRUST, and THE BANK OF NEW YORK MELLON, as Collateral Agent for the NYCTL 2021-A TRUST, Plaintiffs -against- MORJAY REALTY COMPANY, LLC, et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated October 20, 2025 and entered on October 24, 2025, I, the undersigned Referee will sell at public auction on Friday, February 6, 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 of Queens, County, City and State of New York, known as 41-09 41st Street, Unit 5H, Sunnyside, New York 11104, together with an undivided 2.369100 percent interest in the common elements. Block: 184 Lot: 1050

Said premises known as 41-09 41ST STREET, UNIT 5H, SUNNYSIDE, NY 11104

Approximate amount of lien \$15,448.56, through September 16, 2024 plus interest fees & costs.

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

Index Number 719637/2022.

RICHARD GUTIERREZ, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{ * Queens Daily Eagle* }