

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF BRONX

TD BANK, N.A.,

Index No.: 811859/2023E

Plaintiff,

NOTICE OF SALE

- against -

192 ST. APTS., LLC  
NEW YORK CITY ENVIRONMENTAL  
CONTROL BOARD,

Defendants.

X

**TAKE NOTICE** that the annexed is a true copy of the Notice of Sale, scheduling the sale of the subject premises for December 8, 2025, at 2:15 P.M., at the Bronx County Supreme Court, 851 Grand Concourse, Courtroom 711, Bronx, New York 10451, pursuant to the Judgment of Foreclosure and Sale signed on August 18, 2025, and entered in Bronx County Clerk's Office on October 20, 2025.

Dated: Northport, New York  
November 11, 2025

Yours, etc.

  
H. Michael Lynch, Esq.  
Lynch & Associates  
*Attorneys for Plaintiff*,  
TD Bank, N.A.  
167 Main Street  
Northport, New York 11768  
(631) 547-1000, Fax (631) 547-1001  
Our File No. 080.107

To: Jonathan S. Koren, Esq.  
Jonathan S. Koren, P.C.  
*Attorneys for Defendant*  
192 St. Apts., LLC  
1605 Voorhies Avenue, 3rd Floor  
Brooklyn, New York 11235

Stephen B. Kaufman, Esq.  
Stephen B. Kaufman, P.C.  
*Referee*  
3397 East Tremont Avenue  
Bronx, New York 10461

**NOTICE OF SALE**

SUPREME COURT COUNTY OF BRONX, TD BANK, N.A., Plaintiff, vs. 192 ST. APTS., LLC, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 20, 2025, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451-2937 on December 8, 2025 at 2:15 p.m., premises known as 67 West 192nd Street, Bronx, NY 10468. 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, Block 3215 and Lot 64. Approximate amount of judgment is \$1,671,156.32 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #811859/2023E.

Stephen B. Kaufman, Esq., Referee

Lynch & Associates, 167 Main Street, Northport, NY 11768, Attorneys for Plaintiff

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF BRONX

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TD BANK, N.A.,

Index No.: 811859/2023E

Plaintiff,

**AFFIDAVIT OF SERVICE**

- against -

192 ST. APTS., LLC  
NEW YORK CITY ENVIRONMENTAL  
CONTROL BOARD,

Defendants.

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XSTATE OF NEW YORK                         )  
  )  
  ) ss.:  
COUNTY OF SUFFOLK                            )  
  )

The undersigned, being duly sworn deposes and says:

1. Deponent is not a party to the action, is over 18 years of age and resides in Suffolk County, New York.

2. On November 11, 2025, deponent mailed a copy of the Notice of Sale to:

Jonathan S. Koren, Esq.  
Jonathan S. Koren, P.C.  
*Attorneys for Defendant*  
*192 St. Apts., LLC*  
1605 Voorhies Avenue, 3rd Floor  
Brooklyn, New York 11235

Stephen B. Kaufman, Esq.  
Stephen B. Kaufman, P.C.  
*Referee*  
3397 East Tremont Avenue  
Bronx, New York 10461

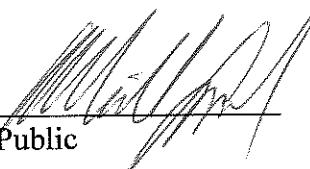
by depositing a true copy of same enclosed in a postpaid properly addressed wrapper in a post office official depository under the exclusive care and custody of the United States Postal Service within

the State of New York.



JENNIFER WALThER

Sworn to before me this  
11/11 day of November, 2025



Notary Public

H. MICHAEL LYNCH  
Notary Public, State of New York  
No. 4881801  
Qualified in Suffolk County 2026  
Commission Expires December 29, 2026