

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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NYCTL 2021-A TRUST and THE BANK OF NEW
YORK MELLON as Collateral Agent and Custodian
for the NYCTL 2021-A Trust,

Index No. 524248/2022

Plaintiffs,

IAS Part FRP2
(Neckles, J.)

- against -

176-178 DIVISION LLC; THE CITY OF NEW YORK –
BUREAU OF HIGHWAY OPERATIONS; THE CITY
OF NEW YORK – ENVIRONMENTAL CONTROL
BOARD; THE CITY OF NEW YORK – DEPARTMENT
OF FINANCE; THE STATE OF NEW YORK –
DEPARTMENT OF TAXATION AND FINANCE;
THE 178 DIVISION AVENUE CONDOMINIUM;

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 September 4, 2024 and an Order of the Court entered September 26, 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 11, 2025, at 2:30 p.m., in Room 224 of the Kings County Supreme Court, at 360 Adams Street, Brooklyn, New York 11201, the lienied premises designated as Block 2178, Lot 1112 in the City of New York, County of Kings and Borough of Brooklyn and known as 178 Division Avenue (a/k/a 176/178 Division Avenue), Unit 6A, Brooklyn, New York 11211, directed in and by said judgment to be sold, and more particularly described as follows:


See attached “Schedule A” hereto.

The approximate amount of the judgment is \$10,340.92 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: November 10, 2025
New York, New York

Simon Shamoun, Esq.
Referee
430 Bay Ridge Parkway
Brooklyn, New York 11209
(718) 680-7900

DAVID P. STICH, ESQ.



Attorney for Plaintiffs
521 Fifth Avenue, 17th Floor
New York, New York 10175
(646) 554-4421

TO:

176-178 Division LLC
199 Lee Avenue, Suite 1048
Brooklyn, New York 11211

And

40 Middleton Street
Brooklyn, New York 11206

And

320 Roebling Street, #316
Brooklyn, New York 11211

The City of New York
Bureau of Highway Operations
40 Worth Street
New York, New York 10013

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

The City of New York
Department of Finance
Office of Legal Affairs
375 Pearl Street, 30th Floor
New York, New York 10038

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

The 178 Division Condominium
178 Division Avenue
Brooklyn, New York 11211

Simon Shamoun, Esq.
Referee
430 Bay Ridge Parkway
Brooklyn, New York 11209

Office of Foreclosure
Kings County Supreme Court
360 Adams Street
Brooklyn, New York 11201

SCHEDULE A

**SCHEDULE A DESCRIPTION
CONTINUED**

Lot 35:

ALL that certain plot, piece or parcel of land situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Division Avenue distant 209 feet westerly from the corner formed by the intersection of the southerly side of Division Street with the northwesterly side of Wilson Street;

RUNNING THENCE southerly and at right angles to Division Avenue and part of the distance through a party wall, 90 feet 1-1/2 inches;

THENCE in a southwesterly direction, 22 feet 5 inches to a point distant 98 feet 5 inches southerly from the southerly side of Division Avenue on a line distant 229 feet 10 inches from the corner formed by the intersection of the southerly side of Division Avenue and the northwesterly side of Wilson Street;

THENCE northerly at right angles to the southerly side of Division Avenue and part of the distance through a party wall, 98 feet 5 inches to the southerly side of Division Avenue;

THENCE easterly along the southerly side of Division Avenue, 20 feet 10 inches to the point or place of BEGINNING.