

## NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK, MORGAN STANLEY PRIVATE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. ANTONIA MILONAS, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on July 12, 2024, and re-filed in NYSCEF on December 11, 2024, 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 July 30, 2025 at 2:15 PM, premises known as 171 WEST 57TH STREET, UNIT 11B, NEW YORK, NY 10019. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated, lying and being in the Borough of Manhattan, City, County of State of New York, Block: 1010, Lot: 1331. Together with an undivided 2.9968 percentage interest in the General Common Elements(as such terms is defined in the Declaration). Approximate amount of judgment is \$2,736,671.16 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 850083/2022.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee.

ALLISON FURMAN, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

**ADVANTAGE FORECLOSURE SERVICES, INC.****Title No.****SCHEDULE A  
DESCRIPTION****Block 1010 and Lot 1331**

The Condominium Unit in the premises known as The Briarcliffe Condominium and by the street number 171 West 57<sup>th</sup> Street, Borough of Manhattan, City, County of State of New York, said Unit being designated and described as Residential Unit No. 11B in the declaration ("Declaration") establishing a plan for condominium ownership of said premises under Article 9-B of the Real Property Law of the State of New York (the "Condominium Act"), dated June 29<sup>th</sup>, 2000 and recorded in the New York County Office of the Register of the City of New York (the "City Register's Office") on August 2<sup>nd</sup>, 2000 in Reel 3139, Page 1176, and also designated as Tax Lot 1331 in Block 1010 of Section 4 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of The City of New York and on the Floor Plans of said building, certified by William F. Fegan, Architect, on July 19<sup>th</sup>, 2000, and filed in the Real Property Assessment Department of the City of New York on July 27<sup>th</sup>, 2000 as Condominium Plan No. 1153 also filed in the City Register's Office on August 2<sup>nd</sup>, 2000, as Condominium Map No. 5719.

TOGETHER with an undivided 2.9968 percentage interest in the General Common Elements (as such terms is defined in the Declaration).

**Premises known as 171 West 57th Street - Unit 11B, New York, New York 10019**

.....X

**Index No.:** 850083/2022

-against-

## AFFIDAVIT OF SERVICE

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Christopher Then, being duly sworn, deposes and says:

I am over 18 years of age, reside in the State of New York and I am not a party to this action.

On July 7, 2025, I enclosed a copy of the annexed **NOTICE OF SALE** by depositing a true copy of same enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York to the following parties:

LIOR ALDAD, ESQ.  
ALDAD & ASSOCIATES, P.C.  
ATTORNEY FOR DEFENDANT  
ANTONIA MILONAS  
211 MADISON AVENUE, SUITE 24B  
NEW YORK, NY 10016

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE  
W.A. HARRIMAN CAMPUS, BUILDING 9  
ALBANY, NY 12227

AXIA REALTY LLC  
40 EAST 72ND STREET, UNIT 6  
NEW YORK, NY 10021

HEINO J. MULLER, ESQ.  
SCHNEIDER BUCHEL LLP  
ATTORNEY FOR DEFENDANT  
BOARD OF MANAGERS OF THE BRIARCLIFFE CONDOMINIUM  
666 OLD COUNTRY ROAD, SUITE 412  
WESTBURY, NY 11530

JOHN E. GURA, JR., ESQ.  
ASSISTANT U.S. ATTORNEY  
FOR DEFENDANT  
UNITED STATES OF AMERICA  
86 CHAMBERS STREET  
NEW YORK, NY 10007  
**VIA NYSCEF**

ANY AND ALL OCCUPANTS  
171 WEST 57<sup>TH</sup> STREET, UNIT 11B  
NEW YORK, NY 10019

ALLISON FURMAN, ESQ.  
REFEREE  
260 Madison Avenue, FL. 15  
NEW YORK, NY 10016

NEW YORK COUNTY SUPREME COURT  
AUCTION CALENDAR CLERK  
60 CENTRE STREET  
NEW YORK, NY 10007



Christopher Then

Sworn to before me on this 15<sup>th</sup> day

of July, 2025

  
NOTARY PUBLIC