

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, Plaintiffs -against- EDDIE Z. CHEN a/k/a  
EDDIE CHEN, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein on April  
15, 2024, I, the undersigned Referee will sell at public auction in Room 252 of the New York County  
Courthouse, 60 Centre Street New York, NY on January 14, 2026 at 2:15 p.m. premises situate, lying and  
being in the Borough of Manhattan, County of New York, City and State of New York, known and  
designated as Block 440 Lot 1301 on the New York County Tax Assessment Map.

Said premises known as 427 EAST 12TH STREET, #1A, NEW YORK, NY 10009

Approximate amount of lien \$598,893.24 plus interest & costs.

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

Index Number 158480/2022.

PAUL R. SKLAR, ESQ., Referee

Phillips Lytle LLP

Attorney(s) for Plaintiffs

100 S. Clinton Avenue, Suite 2900, Rochester, NY 14604

{\* AMSTERDAM\*}