

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

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NYCTL 1998-2 TRUST, and THE BANK OF NEW : Index No. 724926/2022  
YORK MELLON, as Collateral Agent and Custodian for :  
the NYCTL 1998-2 TRUST, :  
: Plaintiffs, :  
- against - : **AMENDED NOTICE OF SALE**  
: :  
THE NEW YORK LIONS GROUP, INC., NEW YORK :  
CITY ENVIRONMENTAL CONTROL BOARD, and :  
NEW YORK CITY DEPARTMENT OF FINANCE, :  
: Defendants. :  
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**PLEASE TAKE NOTICE**, that pursuant to the terms of the Judgment of Foreclosure and Sale (the “Judgment”), issued by the Honorable Anna Culley, Justice of the Supreme Court, the subject property located at 83-71 116<sup>th</sup> Street, Unit P6 (Parking Space), Richmond Hill, New York 11418 designated as Block 3321, Lot 1138, in the building known as “The Century Condominium,” together with an undivided 0.21% interest in the common elements, 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, January 30, 2025 at 10:00 a.m.

Dated: New York, New York  
December 29, 2025

SEYFARTH SHAW LLP  
*Attorneys for Plaintiffs*

By: /s/Jerry A. Montag

Jerry A. Montag  
620 Eighth Avenue  
New York, New York 10018  
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To: THE NEW YORK LIONS GROUP, INC.  
245 Great Neck Road, #222  
Great Neck, New York 11021

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD  
100 Church Street  
New York, New York 10007

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

JEFFREY K. KIM, ESQ. (Referee)  
4240 Bell Boulevard, Suite 402  
Bayside, New York 11361

**DESCRIPTION OF PREMISES**

Foreclosure Certificate No. 22-03448  
Cert # 2100639

THE CONDOMINIUM UNIT (THE "UNIT") KNOWN AS UNIT NO. P6 IN THE BUILDING DESIGNATED AS THE CENTURY CONDOMINIUM, IN THE 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 "NEW YORK CONDOMINIUM ACT"), DATED 06/25/2004 AND RECORDED IN THE OFFICE OF THE REGISTER OF NEW YORK CITY (THE "REGISTER'S OFFICE") ON 08/23/2004 IN /AS CRFN# 2004000523504, AND ALSO DESIGNATED AS TAX LOT 1138 IN BLOCK 3321 OF THE BOROUGH OF QUEENS 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 LINE & ASSOCIATES ARCHITECT, AND FILED WITH THE REAL PROPERTY ASSESSMENT DEPARTMENT OF THE CITY OF NEW YORK AS CONDOMINIUM PLAN NO. 435 AND ALSO FILED IN THE REGISTER'S OFFICE ON 08/23/2004 AS MAP NO. 2004000523505.

TOGETHER WITH AN UNDIVIDED 0.21 % INTEREST IN THE COMMON ELEMENTS.

THE PREMISES WITHIN WHICH THE UNIT IS LOCATED ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the place called "Richmond Hill" in the Borough and County of Queens, City and State of New York, laid down upon a map of said place entitled Southern Part of Man Tract, Richmond Hill, Queens County, New York, made by A.P. Man, C.E., October 1898, filed in the Office of the Clerk of Queens County, bounded and described as follows:

BEGINNING at a point on the Easterly side of 116<sup>th</sup> Street distant 250 feet northerly from the corner formed by the intersection of the northerly side of 84<sup>th</sup> Avenue with the easterly side of 116<sup>th</sup> Street;

RUNNING THENCE easterly at right angles to 116<sup>th</sup> Street, 170 feet to a point;

THENCE northerly parallel with 116<sup>th</sup> Street, 50 feet to a point;

THENCE westerly at right angles to 116<sup>th</sup> Street, 170 feet to the easterly side of 116<sup>th</sup> Street;

THENCE Southerly along the easterly side of 116<sup>th</sup> Street, 50 feet to the point or place of BEGINNING.

**SUPREME COURT - COUNTY OF QUEENS.**

NYCTL 1998-2 TRUST, and THE BANK OF NEW YORK MELLON, as Collateral Agent and Custodian for the NYCTL 1998-2 Trust, Plaintiffs -against- THE NEW YORK LIONS GROUP, INC., et al.

Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated November 19, 2025 and entered on November 24, 2025, I, the undersigned Referee will sell at public auction on Friday, January 30, 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 and County of Queens, City and State of New York, known as Unit No. P6 in the building designated as "The Century Condominium", together with an undivided 0.21% interest in the common elements. Block: 3321 lot: 1138

Said premises known as 83-71 116TH STREET, UNIT P6 (PARKING SPACE), RICHMOND HILL, NY 11418

Approximate amount of lien \$7,278.36, through March 24, 2025, plus interest fees & costs.

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

Index Number 724926/2022.

MARTHA TAYLOR, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

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