

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX

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NYCTL 2017-A TRUST and THE BANK OF NEW
YORK MELLON as Collateral Agent and Custodian
for the NYCTL 2017-A Trust,

Index No. 23406-2018E

Plaintiffs,

IAS Part 21
(Parker-Raso, J.)

- against -

NOTICE OF SALE

STEVE LYSTON; MARCEL ARIS;

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 16, 2019 and an order entered July 7, 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 15, 2025, at 2:15 p.m., in Courtroom 711 of the Bronx County Supreme Court located at 851 Grand Concourse, Bronx, New York 10451, the liened premises designated as Block 4967, Lot 4, in the City of New York, County and Borough of Bronx, State of New York and known as Secor Avenue, Bronx, New York 10461, 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 \$4,776.82 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 14, 2025
Bronx, New York

EDMOND J. PRYOR, ESQ.
Referee
292 City Island Avenue
Bronx, New York 10464
(718) 829-0222

DAVID P. STICH, ESQ.



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TO:

Steve Lyston
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Bronx, New York 10466

Marcel Aris
4045 Secor Avenue
Bronx, New York 10466

Edmond J. Pryor, Esq.
Referee
292 City Island Avenue
Bronx, New York 10464-1433

Cc: Office of Foreclosure
Office of the Clerk of the Court
Bronx County Courthouse
851 Grand Concourse
Bronx, New York 10451

SCHEDULE A

YSCEF DOC. NO. 42

RECEIVED NYSCEF: 09/16/20

SCHEDULE A

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Eastchester formerly, and now in the Borough of Bronx, and City of New York, and known and described on a certain map entitled "Property of J.E. Bullard, adjoining south, Mount Vernon, New York," made by R.W. Burrows, C.E. dated December 5, 1889, which said map is now on file in the office of the Register of Westchester County and known as Map No. 789, said lot being known as Lot No. 67 on said map.