

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

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NYCTL 2021-A TRUST, and THE BANK OF NEW YORK: Index No. 720443/2022  
YORK MELLON, as Collateral Agent and Custodian for:  
the NYCTL 2021-A TRUST, :

:  
Plaintiffs, :  
- against - :  
: **NOTICE OF SALE**

WOODHULL 1 LLC, NEW YORK CITY:  
ENVIRONMENTAL CONTROL BOARD, UNITED:  
STATES OF AMERICA INTERNAL REVENUE:  
SERVICE, NEW YORK STATE DEPARTMENT OF:  
TAXATION AND FINANCE, 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 Frederick D.R. Sampson, Justice of the  
Supreme Court, the subject property located at 33-73 10th Street, Astoria, New York 11106 and  
designated as Block 319, Lot 12, 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, February 13, 2026

Dated: New York, New York  
January 12, 2026

SEYFARTH SHAW LLP  
*Attorneys for Plaintiffs*

By: /s/Jerry A. Montag

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New York, New York 10018  
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To: WOODHULL 1, LLC  
c/o Charles R. Cuneo, P.C.  
82 Main Street, Suite 200  
Huntington, New York 11743

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

UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE  
United States Attorneys Office  
Eastern District of New York  
271 Cadman Plaza East  
Brooklyn, New York 11201

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE  
Attn: Office of Counsel  
W. A. Harriman Campus, Building 9  
Albany, New York 12227

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

NICHOLAS PERCIBALLI, ESQ. (REFEREE)  
6851 Jericho Turnpike, Suite 185  
Syosset, New York 11791

**SUPREME COURT - COUNTY OF QUEENS.**

NYCTL 2021-A TRUST, and THE BANK OF NEW YORK MELLON, as Collateral Agent and Custodian for the NYCTL 2021-A TRUST, Plaintiffs -against- WOODHULL 1 LLC, et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated April 14, 2025 and entered on April 16, 2025, I, the undersigned Referee will sell at public auction on Friday February 13, 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, bounded and described as follows: BEGINNING at a point on the southeasterly side of Hancock Street now known as 10th Street, distant 175 feet 2 inches (Old standard measurement 175 feet) northeasterly from the corner formed by the intersection of the said southeasterly side of Hancock Street, now known as 10th Street with the northeasterly side of Washington Avenue, now known as 34th Avenue; being a plot 100 feet 1 1/4 inches by 25 feet and 1/4 inch by 100 feet 1 1/4 inches by 25 feet and 1/4 inch. Block: 319 Lot: 12 Said premises known as 33-73 10TH STREET, ASTORIA, NY 11106

Approximate amount of lien \$28,371.63, through May 16, 2024, plus interest fees & costs.

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

Index Number 720443/2022.

NICHOLAS PERCIBALLI, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{\* Queens Daily Eagle\*}