

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK

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NYCTL 2021-A TRUST and THE BANK OF NEW
YORK MELLON as Collateral Agent and Custodian
for the NYCTL 2021-A Trust,

Index No. 157646/2022

Plaintiffs,

IAS Part 32
(Kahn, J.)

- against -

YI DONG; BOARD OF MANAGERS OF 88
LEXINGTON AVENUE CONDOMINIUM; THE CITY
OF NEW YORK – PARKING VIOLATIONS BUREAU;

NOTICE OF SALE

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 April 30, 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 July 23, 2025, at 2:15 p.m., at the New York County Courthouse, 60 Centre Street, Room 130, New York, New York 10007, the lien premises designated as Block 882, Lot 1214 in the City of New York, County of New York and Borough of Manhattan, State of New York and known as 88 Lexington Avenue (a/k/a 80/88 Lexington Avenue a/k/a 129/133 East 26th Street), Unit No. 404, New York, New York 10016, directed in and by said judgment to be sold, and more particularly described as follows:

See attached “Schedule A” hereto.

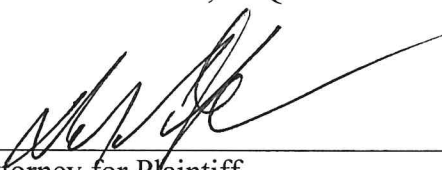
The approximate amount of the judgment is \$64,549.64 plus interest and other charges, and the property is being sold subject to the terms and conditions stated in the judgment, any prior encumbrances and the terms of sale which shall be available at the time of sale.

The sale will be conducted pursuant to the Court's Auction Rules and any COVID restrictions.

Dated: June 16, 2025
New York, New York

Scott H. Siller, Esq.
Referee
706 Equestrian Way
Westbury, New York 11590
(516) 644-6769

DAVID P. STICH, ESQ.



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TO:

Yi Dong
88 Lexington Avenue, Unit No. 404
New York, New York 10016

The Condominium Board of
88 Lexington Avenue Condominium
88 Lexington Avenue
New York, New York 10016

The City of New York
Parking Violations Bureau
66 John Street
New York, New York 10038

Michele Mirro, Esq.
Office of the Special Assistant Corporation Counsel
375 Pearl Street, 30th Floor
New York, New York 10038

Scott H. Siller, Esq.
Referee
706 Equestrian Way
Westbury, New York 11590

SCHEDULE A

Round Hill Title Agency, Inc.

TAX LIEN FORECLOSURE SEARCH

Title Number: F2101130

SCHEDULE "A"

(Description of the Premises)

The Condominium Unit (hereinafter called the "Unit") in the building (hereinafter called the "Building") known as 88 Lexington Avenue Condominium and by the street address 88 Lexington Avenue, New York, New York 10016, Borough of Manhattan, City, County and State of New York, said Unit being designated and described as Unit 404 in that certain declaration, dated as of March 1, 2016, made by Grantor, Declarant, pursuant to Article 9-B of the Real Property Law of the State of New York (hereinafter called the "Condominium Act") establishing condominium ownership of the Building and the land (hereinafter called the "Land") upon which the Building is situate (which Land is more particularly described in Schedule A annexed hereto and by this reference made a part hereof), which declaration was recorded in the New York County Office of the Register of The City of New York (the "City Register's Office") on June 6, 2016, as CRFN 2016000189325 (which declaration, and any amendments thereto, are hereinafter collectively called the "Declaration"). The Unit is also designated as Tax Lot 1214 in Block 882 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Bureau of The City of New York and on the Floor Plans of the Building certified by Thomas Julliard Zoli on May 23, 2016, and filed with the Real Property Assessment Bureau of The City of New York on June 1, 2016, as Condominium Plan No. 2683 and also filed in the City Register's Office on June 6, 2016 as CRFN 2016000189326;

together with an undivided 0.7468% interest in the Common Elements (as such term is defined in the Declaration) of 88 Lexington Avenue Condominium;