

**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,

Index No. 157000/22

NOTICE OF SALE

Plaintiffs,

- against -

Tax Lien Foreclosure of:
1 Irving Place, Unit 17A, New
York, NY 10003
(Block: 00870, Lot: 1347)

Alvin Wong, if the aforesaid individual defendants are living, and if any or all of said individual defendants be dead, their heirs at law, next of kin, distributees, executors, administrators, trustees, committees, devisees, legatees, and the assignees, lienors, creditors and successors in interest of them, and generally all persons having or claiming under, by, through, or against the said defendants named as a class, of any right, title, or interest in or lien upon the premises described in the verified complaint herein; Board of Managers of the One Union Square East Condominium; New York State Department of Taxation and Finance; United States of America,

Defendants.

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PURSUANT TO a judgment of foreclosure and sale entered April 25, 2025 and the order of Hon. Francis A. Kahn, III, entered December 12, 2025, I will sell at public auction in Room 252 at the New York Courthouse, 60 Centre Street, New York, NY on **February 10, 2026 at 2:15 p.m.**, premises known as 1 Irving Place, Unit 17A, New York, NY 10003 a/k/a (Block: 00870, Lot: 1347). See Schedule A of Judgment. Approximate amount of judgment is \$110,501.65, plus costs and interest. Sold subject to terms and conditions to filed judgment and terms of sale and the right of the United States of America to redeem within 120 days from the date of sale as provided by law.

Roberta Ashkin, Esq.
Referee

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