

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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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. 524250/2022

Plaintiffs,

IAS Part FRP2
(Neckles, J.)

- against -

889 METROPOLITAN AVENUE CORP.; THE
CITY OF NEW YORK – ENVIRONMENTAL
CONTROL BOARD; THE CITY OF NEW YORK –
BUREAU OF HIGHWAY OPERATIONS; THE
CITY OF NEW YORK – DEPARTMENT OF
FINANCE; THE STATE OF NEW YORK –
DEPARTMENT OF TAXATION AND FINANCE;

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 September 3, 2024, 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 November 14, 2024, at 2:30 p.m., in Room 224 of the Kings County Supreme Court, at 360 Adams Street, Brooklyn, New York 11201, the liened premises designated as Block 2912, Lot 30 in the City of New York, County of Kings and Borough of Brooklyn and known as 889 Metropolitan Avenue, Brooklyn, New York 11211, directed in and by said judgment to be sold, and more particularly described as follows:

See attached “Schedule A” hereto.

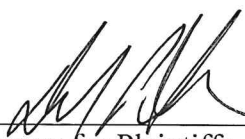
The approximate amount of the judgment is \$64,800.63 plus interest and other charges, and the property is being sold subject to the terms and conditions stated in the judgment, any

prior encumbrances and the terms of sale which shall be available at the time of sale. The sale is subject to the COVID rules and restrictions of the Court, including, but not limited to, social distancing, wearing of masks, temperature checks and COVID assessments and questionnaires.

Dated: October 16, 2024
New York, New York

Simon Shamoun, Esq.
Referee
430 Bay Ridge Parkway
Brooklyn, New York 11209
(718) 680-7900

DAVID P. STICH, ESQ.



Attorney for Plaintiffs
521 Fifth Avenue, 17th Floor
New York, New York 10175
(646) 554-4421

TO:

889 Metropolitan Avenue Corp.
c/o Meyer Wiener
26 Court Street
Brooklyn, New York 11242

The City of New York
Environmental Control Board
66 John Street, 10th Floor
New York, New York 10038

The City of New York
Bureau of Highway Operations
40 Worth Street
New York, New York 10013

The City of New York
Department of Finance
Office of Legal Affairs
375 Pearl Street, 30th Floor
New York, New York 10038

The State of New York
Department of Taxation and Finance
Harriman Campus, Building 9
Albany, New York 12227

Simon Shamoun, Esq.
Referee
430 Bay Ridge Parkway
Brooklyn, New York 11209

Office of Foreclosure
Kings County Supreme Court
360 Adams Street
Brooklyn, New York 11201

SCHEDULE A

Round Hill Title Agency, Inc.

TAX LIEN FORECLOSURE SEARCH

Title Number: F2100880

SCHEDULE "A"

(Description of the Premises)

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Metropolitan Avenue distant 100 feet westerly from the northwesterly corner of Metropolitan Avenue and Olive Street; thence northerly and parallel with Olive Street 85 feet; thence southwesterly 127 feet 5-3/4 inches to a point distant 60 feet northerly from the northerly side of Metropolitan Avenue and 225 feet westerly from the westerly side of Olive Street; thence southerly and again parallel with Olive Street 60 feet to the northerly side of Metropolitan Avenue; thence easterly along the northerly side of Metropolitan Avenue 125 feet to the point or place of beginning.

Said premises being known as 889 Metropolitan Avenue, Brooklyn, New York.

Subject to purchase money mortgage in the amount of \$60,000.00 executed, delivered and intended to be recorded simultaneously herewith, said mortgage being given to secure a portion of the purchase price of said premises.

REAL ESTATE STATE OF