

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

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NYCTL 1998-2 TRUST and THE BANK OF NEW  
YORK MELLON as Collateral Agent and Custodian  
for the NYCTL 1998-2 Trust,

Index No. 153894-17

Plaintiffs,

IAS Part 32  
(Kahn, J.)

- against -

249 WEST 131 STREET ASSOCIATES LLC;  
BENEFICIAL HOMEOWNER SERVICE  
CORPORATION; THE CITY OF NEW YORK –  
DEPARTMENT OF FINANCE; THE CITY OF  
NEW YORK – ENVIRONMENTAL CONTROL  
BOARD; and 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 April 2, 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 June 25, 2025, at 2:15 p.m., at the New York County Courthouse, 60 Centre Street, Room 130, New York, New York 10007, the liened premises designated as Block 1937, Lot 12 in the City of New York, County of New York and Borough of Manhattan, State of New York and known as 249 West 131<sup>st</sup> Street, New York, New York 10027, 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 \$17,625.04 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: May 22, 2025  
New York, New York

Elaine Shay, Esq.  
Referee  
800 Third Avenue Suite 2800  
New York, New York 10022  
(212) 520-2690

DAVID P. STICH, ESQ.

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

TO:

249 West 131 Street Associates LLC  
3839 Flatlands Avenue, Suite 206  
Brooklyn, New York 11234

249 West 131 Street Associates LLC  
c/o Trillion Asset Management  
P.O. Box 300471  
Brooklyn, NY 11230

Beneficial Homeowners Service Corporation  
55-23 Myrtle Avenue  
Ridgewood, New York 11385

Michele Mirro, Esq.  
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The City of New York - Department of Finance  
375 Pearl Street, 30<sup>th</sup> Floor  
New York, New York 10038

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

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

Elaine Shay, Esq.  
Referee  
800 Third Avenue, Suite 2800  
New York, New York 10022

**SCHEDULE A**

# Round Hill Title Agency, Inc.

## TAX LIEN FORECLOSURE SEARCH

Title Number: RH-1684148

### 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 Manhattan, County, City and State of New York, bounded and described as follows:

**BEGINNING** at a point on the northerly side of 131<sup>st</sup> Street, distant 268 feet easterly from easterly line of Eight Avenue;

**RUNNING THENCE** northerly and parallel with Eight Avenue and part of the way through a party wall, 99 feet 11 inches (99.92 feet, as per tax map) to the center line of the block between 131<sup>st</sup> and 132<sup>nd</sup> Street;

**THENCE** easterly along said center line of the block, 17 feet;

~~**THENCE** Southerly again parallel with Eight Avenue and part of the way through another party wall, 99 feet 11 inches (99.92 feet, as per tax map) to the northerly side of 131<sup>st</sup> Street;~~

**AND THENCE** westerly along said northerly side of 131<sup>st</sup> Street, 17 feet to the point or place of the **BEGINNING**.