

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF RICHMOND, NYCTL 2021-A TRUST AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN, Plaintiff, vs. TEMPLUM OF THE THIRD MILLENNIUM INC., ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated and entered on September 7, 2023, I, the undersigned Referee will sell at public auction at the Richmond County Courthouse, Courtroom 112, 18 Richmond Terrace, Staten Island, NY on February 20, 2025 at 10:00 a.m., all that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, Block 4057 and Lot 50.

Said premises may also be known as No # Finley Avenue, Staten Island, NY.

Approximate amount of judgment is \$45,392.64 plus interest and costs.

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

Index #151376/2022.

James A. Dollard, Esq., Referee

The Law Office of Thomas P. Malone, PLLC, 60 East 42nd Street, Suite 553, New York, New York 10165, Attorneys for Plaintiff

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF RICHMOND

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

Plaintiffs,

-against-

TEMPLUM OF THE THIRD MILLENNIUM INC., THE CITY OF  
NEW YORK,

Defendants.

Index No. 151376/2022

**AFFIDAVIT OF SERVICE**

**Tax Lien Foreclosure**

**Block: 4057; Lot: 50**

a/k/a No # Finley Avenue  
Staten Island, New York

STATE OF NEW YORK     )  
COUNTY OF NEW YORK   ) ss.:

Sandra Fernandez, duly sworn, deposes and says; that deponent is not a party to the within action, is over 18 years of age and is employed at 60 East 42<sup>nd</sup> Street, Suite 553, New York, New York, 10165.

That on the 20<sup>th</sup> day of December, 2024, deponent served the within:

NOTICE OF SALE

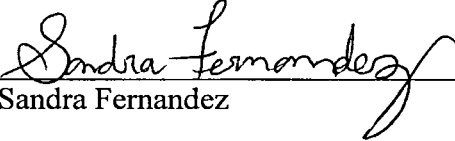
upon the following named persons in the above entitled action at the addresses given below:

Daniel Trenk, Esq.  
Trenk & Trenk, LLC  
Attorneys for Defendant Templum of The Third Millennium Inc.  
954 Lexington Ave, Suite 1024  
New York, NY 10021


Muriel Goode-Trufant  
Acting Corporation Counsel of the City of New York  
Attn: Joy Anakhu, Senior Counsel  
Attorney for Defendant The City of New York  
100 Church Street, Room 3-118  
New York, NY 10007

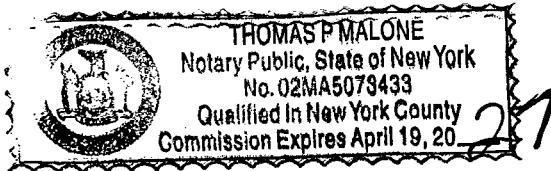
James A. Dollard, Esq. as Referee  
1265 Richmond Avenue  
Staten Island, NY 10314

at the addresses designated for that purpose by depositing a true copy(ies) of same enclosed in a postpaid properly addressed wrapper(s), in a post office official depository under the exclusive care and custody of the United States Postal Services within New York County.

  
Sandra Fernandez

Sworn to before me this 20<sup>th</sup> day  
of December, 2024

  
Notary Public



\*\*\* Please be advised that no other party has answered, appeared demanding notice of this application, or is otherwise entitled to notice hereof. \*\*\*

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF RICHMOND

Index No. 151376/2022

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

Plaintiffs,

-against-

TEMPLUM OF THE THIRD MILLENNIUM INC., THE CITY OF NEW YORK,

Defendants.

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**NOTICE OF SALE WITH AFFIDAVIT OF SERVICE**

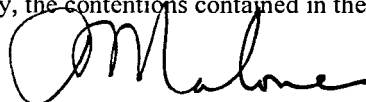
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**THE LAW OFFICE OF THOMAS P. MALONE, PLLC**

Attorneys for Plaintiffs  
60 East 42<sup>nd</sup> Street, Suite 553  
New York, New York 10165  
Phone: (212) 867-0500  
Fax (212) 867-0511

Pursuant to 22 NYCRR 130-1.0, the undersigned an attorney admitted to practice in the courts of New York State, certifies that, upon information and belief formed after reasonable inquiry, the contentions contained in the annexed papers are not frivolous.



Thomas P. Malone, Esq.