

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

----- X

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

Index No. 523241/2022

Plaintiffs,

IAS Part FRP2  
(Neckles, J.)

- against -

NOTICE OF SALE

THE BENNETT LANE TRUST, by its Trustee  
John J. D'Emic,

Defendants.

----- X

In pursuance and by virtue of a Judgment of Foreclosure and Sale duly granted and entered herein on or about June 24, 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 October 3, 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 6362, Lot 100 in the City of New York, County of Kings and Borough of Brooklyn and known as Benson Avenue, Brooklyn, New York, directed in and by said judgment to be sold, and more particularly described, of which the premises is a part, as follows:

See attached "Schedule A" hereto.


The approximate amount of the judgment is \$10,861.21 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: September 5, 2024  
New York, New York

Gregory Cerchione, Esq.  
Referee  
150 Broadway  
New York, New York 10038  
(212) 285-3800

DAVID P. STICH, ESQ.



---

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

TO:

The Bennett Lane Trust,  
by its Trustee John J. D'Emic  
25 72<sup>nd</sup> Street  
Brooklyn, New York 11209

And

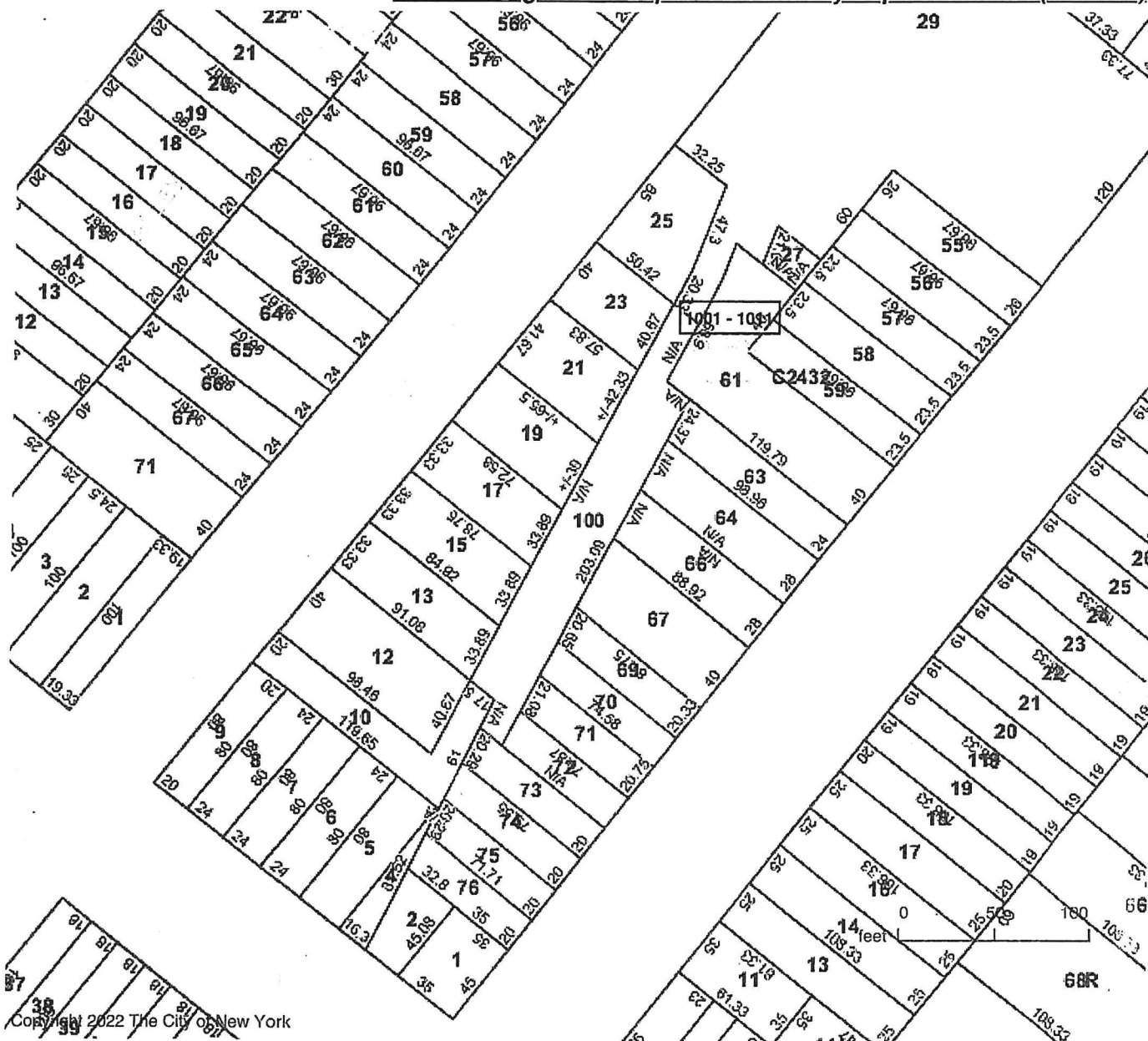
1211 76<sup>th</sup> Street  
Brooklyn, New York 11228

Gregory Cerchione, Esq.  
Referee  
150 Broadway, 23<sup>rd</sup> Floor  
New York, New York 10038

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

## SCHEDULE A

Benson - Digital Tax Map - New York City Dept. of Finance (8/9/2022)



- ■ Borough Boundary
- ===== Tax Block Boundary
- 10 Tax Block Number
- Tax Lot Boundary
- 50 Tax Lot Number
- 50- Condo FKA Tax Lot Number
- 50.5 Tax Lot Dimension
- +/-5.5 Approximate Tax Lot Dimension
- 1500 - 1550 Condo Units Range Label
- Building Footprint
- C50 Condo Flag/Condo Number
- A50 Air Right Flag/Lot Number
- S50 Subterranean Right Flag/Lot Number
- R REUC Flag
- Under Water Tax Lot Boundary
- Other Boundary
- 1 Possession Hook
- Misc Miscellaneous Text
- Small Tax Lot Dimension
- Surface Water