

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

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BRICK MBL CAPITAL LLC,

Plaintiff,

Index No. 850025/2022

— against —

NOTICE OF SALE

ADOLE GROUP, LLC,
CHERYL A. SMITH,
ALBERT R. GRIFFITH,
CITY OF NEW YORK DIVISION OF LIENS AND RECOVERY
NEW YORK STATE DEPARTMENT OF TAXATION
AND FINANCE,
CITY OF NEW YORK DEPARTMENT OF FINANCE,
CITY OF NEW YORK ENVIRONMENTAL
CONTROL BOARD,
CRIMINAL COURT OF THE CITY OF NEW YORK,
CITY OF NEW YORK TRANSIT AUTHORITY
TRANSIT ADJUDICATION BUREAU,
CITY OF NEW YORK DEPARTMENT OF
TRANSPORTATION PARKING VIOLATIONS
BUREAU,

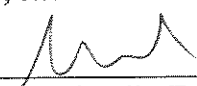
Defendants.

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TAKE NOTICE that the annexed is a true copy of the Notice of Sale, scheduling the sale of the subject premises for April 2, 2025, at 2:15 P.M., at the New York County Supreme Court, 60 Centre Street, New York, New York 10007, pursuant to the Judgment of Foreclosure and Sale signed on June 16, 2022, and entered in New York County Clerk's Office on July 20, 2022 and an Order to Extend Time entered in New York County Clerk's Office on November 6, 2024.

Dated: Huntington, New York
February 12, 2025

Yours, etc.



Francesco Pizzolla, Esq.
Lynch & Associates
Attorneys for Plaintiff
464 New York Avenue, Suite 200
Huntington, New York 11743
Telephone No.: (631) 547-1000
Our File No. 048.152

TO: Cheryl A. Smith
79 Beaufort Place
New Rochelle, New York 10801

Joseph Buono, Esq.
Referee
804 Route 9, Ste 4
Fishkill, New York 12524

New York City Department of Finance
Office of Legal Affairs
375 Pearl Street, 30th Floor
New York, New York 10038
Attention: Bernard J. Tordesillas, Esq.

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK, BRICK MBL CAPITAL LLC, Plaintiff, vs. ADOLÉ GROUP, LLC, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale and Decision + Order on Motion duly entered on July 20, 2022 and a Decision + Order on Motion duly entered on November 6, 2024, I, the undersigned Referee will sell at public auction at the New York County Courthouse, room 130, 60 Centre Street, New York, NY 10007 on April 2, 2025 at 2:15 p.m., premises known as 68 West 120th Street, New York, NY 10027. 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, Block 1718 and Lot 162. Approximate amount of judgment is \$1,683,216.18 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850025/2022.

Joseph Buono, Esq., Referee

Lynch & Associates, 464 New York Avenue, Suite 200, Huntington, New York 11743, Attorneys for Plaintiff

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

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BRICK MBL CAPITAL LLC,

Plaintiff,

Index No. 850025/2022

— against —

**AFFIDAVIT OF
SERVICE**

ADOLE GROUP, LLC,
CHERYL A. SMITH,
ALBERT R. GRIFFITH,
CITY OF NEW YORK DIVISION OF LIENS AND RECOVERY
NEW YORK STATE DEPARTMENT OF TAXATION
AND FINANCE,
CITY OF NEW YORK DEPARTMENT OF FINANCE,
CITY OF NEW YORK ENVIRONMENTAL
CONTROL BOARD,
CRIMINAL COURT OF THE CITY OF NEW YORK,
CITY OF NEW YORK TRANSIT AUTHORITY
TRANSIT ADJUDICATION BUREAU,
CITY OF NEW YORK DEPARTMENT OF
TRANSPORTATION PARKING VIOLATIONS
BUREAU,

Defendants.

----- X

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

The undersigned, being duly sworn deposes and says:

1. Deponent is not a party to the action, is over 18 years of age and resides in Suffolk
County, New York.

2. On February 12, 2025, deponent mailed a copy of the Notice of Sale to:

Cheryl A. Smith
79 Beaufort Place
New Rochelle, New York 10801

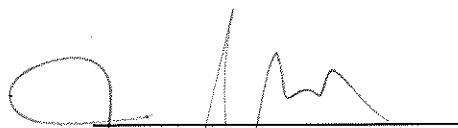
Joseph Buono, Esq.
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375 Pearl Street, 30th Floor
New York, New York 10038
Attention: Bernard J. Tordesillas, Esq.

by depositing a true copy of same enclosed in a postpaid properly addressed wrapper in a post office official depository under the exclusive care and custody of the United States Postal Service within the State of New York.


JENNIFER WALTHER

Sworn to before me this
12th day of February, 2025


Notary Public

FRANCESCO PIZZOLLA
Notary Public, State of New York
No. 02PI6298679
Qualified in Suffolk County
Commission Expires March 17, 2026