

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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NYCTL 2019-A TRUST, and THE BANK OF NEW YORK: Index No. 704668/2020
MELLON, as Collateral Agent and Custodian for the:
NYCTL 2019-A TRUST, :

Plaintiffs, :

- against - :

118-80 MONTAUK LLC, CRIMINAL COURT OF THE:
CITY OF NEW YORK, NEW YORK CITY:
ENVIRONMENTAL CONTROL BOARD, and NEW:
YORK CITY DEPARTMENT OF FINANCE, :

Defendants. :

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NOTICE OF SALE

PLEASE TAKE NOTICE, that pursuant to the terms of the Judgment of Foreclosure and Sale (the “Judgment”), issued by the Honorable Tracy Catapano-Fox, Justice of the Supreme Court, the subject property located at 118-80 Montauk Street, Saint Albans, New York 11412 and designated as Block 12452, Lot 79, has been scheduled for public auction on the front Courthouse steps of the Queens County Supreme Court, located at 88-11 Sutphin Boulevard, Jamaica, New York 11435, on Friday, October 4, 2024 at 10:00 a.m.

Until further notice, in light of the COVID-19 pandemic, and in order to ensure the implementation of safety measures, foreclosure auctions will temporarily be held outside on the courthouse steps. It is the duty of the referee assigned to conduct the auction to make sure that all bidders, interested parties, and observers are wearing masks and observing proper social distancing. The transfer of title documents will occur at such location as determined by the Referee, or at such other place as agreed upon by the parties in writing, within the time limits specified in the Terms of Sale. All participants in the closing must comply with any face-covering rule, regulation, or order in effect at the time of closing. Should a bidder fail to comply, the Referee

may cancel the closing and hold the bidder in default.

Dated: New York, New York
August 20, 2024

SEYFARTH SHAW LLP
Attorneys for Plaintiffs

By: /s/ Jerry A. Montag

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New York, New York 10018
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To: 118-80 MONTAUK LLC
118-80 Montauk Street
Saint Albans, NY 11412

CRIMINAL COURT OF THE CITY OF NEW YORK
120-55 Queens Boulevard
Queens, NY 11415

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 Church Street
New York, New York 10007

NEW YORK CITY DEPARTMENT OF FINANCE
100 Church Street
New York, New York 10007
Attention: Commissioner of Finance

JOSEPH FRANK DEFELICE, ESQ. (REFEREE)
125-10 Queens Boulevard, Suite 5
Kew Gardens, New York 11415

SUPREME COURT - COUNTY OF QUEENS.

NYCTL 1998-2 TRUST, and THE BANK OF NEW YORK MELLON, as Collateral Agent and Custodian for the NYCTL 1998-2 TRUST, Plaintiffs -against- 118-80 MONTAUK LLC, et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated July 15, 2024 and entered on July 24, 2024, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY 11435, on Friday, or at such other location in the courthouse that the Court may designate for conducting this foreclosure auction on October 4, 2024 at 10:00 a.m. premises situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows: BEGINNING at a point on the westerly side of Montauk Street, distant 732.74 feet southerly from the corner formed by the intersection of the said westerly side of Montauk Street and the southerly side of Baisley Boulevard; being a plot 76 feet by 156.13 feet by 229.22 feet by 30 feet.

Block: 12452 Lot: 79

Said premises known as 118-80 MONTAUK STREET, SAINT ALBANS, NY 11412

Approximate amount of lien \$285,733.99, through January 4, 2024, plus interest fees & costs.

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

Index Number 704668/2020.

JOSEPH F. DEFELICE, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{* FORUM SOUTH*}