

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. 156969/2018

IAS Part 32
(Kahn, J.)

Plaintiffs,

- against -

REGINALD BORGELLA; BANKERS HEALTH
CARE GROUP INC.; THE BOARD OF MANAGERS
OF THE CHADWIN HOUSE CONDOMINIUM;
UNITED STATES OF AMERICA;

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 May 3, 2024 and an Order entered on or about August 19, 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 16, 2024, at 2:15 p.m., at the New York County Courthouse, 60 Centre Street, Room 130, New York, New York 10007, the lien premises designated as Block 768, Lot 1217 in the City of New York, County of New York and Borough of Manhattan, State of New York and known as 134 Seventh Avenue, Garage Unit 6, New York, New York 10011, 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 \$10,374.32 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: September 12, 2024
New York, New York

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SCHEDULE A

The Condominium Unit (hereinafter referred to as the "Unit") known as Garage Unit No. 6 in building (hereinafter referred to as the "Building") known as the Chadwin House Condominium and the Street Number 140 Seventh Avenue, Borough of Manhattan, City, County and State of New York, said Unit being designated and described as Garage Unit No. 6 in a certain declaration dated July 15, 1987 made by Grantor pursuant to Article 9-B of the Real Property Law of the State of New York (hereinafter referred to as the "Condominium Act"), establishing a plan for condominium ownership of the Building and the land (hereinafter referred to as the "Land") upon which the Building is situate, which declaration was recorded in the New York County Office of the Registerly of the City of New York on October 28, 1987 in Reel 1310, Page 1580, as amended by First Amendment to the Declaration in Reel 3577 Page 1730 (which described and amendments thereto are hereinafter collectively referred to as the "Declaration"). This Unit is also designated as Tax Lot 1217 in Block 768 of Section 5 of the Borough of Manhattan on the Tx Map of the Real Property Assessment Department of the City of New York and on the Floor Plans of the Building, certified by Ronald Erickson, RA, on July 18, 2002 as Condominium Plan No. 479-A and also filed in the City Register's Office on August 6, 2002;

Together with an undivided 0.0693% interest in the Common Elements as such term is defined in the Declaration.