

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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NYCTL 2021-A TRUST, and THE BANK OF NEW YORK: Index No. 720507/2022
MELLON, as Collateral Agent and Custodian for the:
NYCTL 2021-A TRUST, :

Plaintiffs, :

- against - :

NOTICE OF SALE

NYC PARTNERSHIP HOUSING DEVELOPMENT:
FUND COMPANY, INC., NEW YORK CITY:
DEPARTMENT OF HOUSING AND PRESERVATION:
AND DEVELOPMENT, CHASE COMMUNITY:
DEVELOPMENT CORPORATION, NEW YORK STATE:
DEPARTMENT OF TAXATION AND FINANCE, NEW:
YORK CITY ENVIRONMENTAL CONTROL BOARD,:
NEW YORK CITY DEPARTMENT OF FINANCE, :

Defendants.. :

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PLEASE TAKE NOTICE, that pursuant to the terms of the Judgment of Foreclosure and Sale (the “Judgment”), issued by the Honorable Ulysses B. Leverett, Justice of the Supreme Court, the subject property located at N/A Phroane Avenue, Jamaica, New York 11433 and designated as Block 10203, Lot 124, 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, December 13, 2024 at 11:00 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
December 4, 2024

SEYFARTH SHAW LLP
Attorneys for Plaintiffs

By: /s/Gershon Akerman

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To: NYC PARTNERSHIP HOUSING
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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

Attn: Commissioner of Finance

YVETTE DUDLEY, ESQ. (REFEREE)

219-03 Merrick Boulevard, 2nd Floor

Springfield Gardens, New York 11413

SUPREME COURT - COUNTY OF QUEENS.

NYCTL 2021-A TRUST, and THE BANK OF NEW YORK MELLON, as Collateral Agent and Custodian for the NYCTL 2021-A TRUST, Plaintiffs -against- NYC PARTNERSHIP HOUSING DEVELOPMENT FUND COMPANY, INC., et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated October 22, 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, or at such other location in the courthouse that the Court may designate for conducting this foreclosure auction, on Friday, December 13, 2024 at 11:00 a.m. premises situate, lying and being in the Borough and County of Queens, City and State of New York, more particularly designated as Block 10203 and Lot 124, as shown on the Tax Map of the City of New York.

Said premises known as 88-18 JAMAICA AVENUE, WOODHAVEN, NY 11421

Approximate amount of lien \$22,873.08, through December 8, 2023, plus interest fees & costs.

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

Index Number 720507/2022.

YVETTE DUDLEY, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{* DAILY NEWS- QUEENS*}