

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

----- X
NYCTL 2021-A TRUST, and THE BANK OF NEW YORK: Index No. 721654/2022
MELLON, as Collateral Agent and Custodian for the:
NYCTL 2021-A TRUST, :

Plaintiffs, :

- against - :

MONTEGO PIPING CONTRACTORS INC., MASPETH:
FEDERAL SAVINGS AND LOAN ASSOCIATION, and:
NEW YORK CITY DEPARTMENT OF FINANCE, :

Defendants. :

----- X

PLEASE TAKE NOTICE, that pursuant to the terms of the Judgment of Foreclosure and Sale (the “Judgment”), issued by the Honorable Maurice E. Muir, Justice of the Supreme Court, the subject property located at 45-54 20th Street, Bayside, New York 11361 and designated as Block 5546, Lot 20, 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, November 8, 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
October 2, 2024

SEYFARTH SHAW LLP
Attorneys for Plaintiffs

By: /s/Gershon Akerman

Gershon Akerman
620 Eighth Avenue
New York, New York 10018
Phone: (212) 218-5500
Fax: (212) 218-5526

To: MONTEGO PIPING CONTRACTORS INC.
45-54 204th Street
Bayside, New York 11361

MASPETH FEDERAL SAVINGS AND LOAN ASSOCIATION
58-05 69th Street
Maspeth, New York 11378

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

MARTHA TAYLOR, ESQ. (REFEREE)
175-14 Mayfield Road
Jamaica, New York 11432

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- MONTEGO PIPING CONTRACTORS INC., et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated June 14, 2024, I, the undersigned Referee will sell at public auction on the courthouse steps of the Queens County Supreme Court, located at 88-11 Sutphin Boulevard, Jamaica, NY 11435, on Friday, or at such other location in the courthouse that the Court may designate for conducting this foreclosure auction on November 8, 2024 at 11:00 a.m. premises situate, lying and being in Bayside, Borough and County of Queens, City and State of New York, bounded and described as follows: BEGINNING at the corner formed by the intersection of the southerly side of 45th Drive with the westerly side of 204th Street; being a plot 50.08 feet by 102.50 feet by 50.0 feet by 99.59 feet. Block: 5546 Lot: 20

Said premises known as 45-54 20TH STREET, BAYSIDE, NY 11361

Approximate amount of lien \$33,834.69, through February 14, 2024, plus interest fees & costs.

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

Index Number 721654/2022.

MARTHA TAYLOR, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{* NEWSDAY QU*}