

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

----- X
NYCTL 2017-A TRUST, and THE BANK OF NEW YORK: Index No. 705395/2018
MELLON, as Collateral Agent and Custodian for the:
NYCTL 2017-A TRUST, :

Plaintiffs, :

- against - :

NOTICE OF SALE

88-18 JAMAICA AVENUE REALTY CORP.,:
CHRISTINA ALZATE, NEW YORK STATE:
DEPARTMENT OF TAXATION AND FINANCE, NEW:
YORK CITY ENVIRONMENTAL CONTROL BOARD,:
and NEW YORK CITY DEPARTMENT OF FINANCE,:
and TROPICAL RESTAURANT, :

Defendants. :

----- X
PLEASE TAKE NOTICE, that pursuant to the terms of the Judgment of Foreclosure and Sale (the “Judgment”), issued by the Honorable Leonard Livote, Justice of the Supreme Court, the subject property located at 88-18 Jamaica Avenue, Woodhaven, New York 11421 and designated as Block 8927, Lot 6, 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, January 17, 2025 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
December 26, 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: Julio E. Portilla, Esq.
LAW OFFICE OF JULIO E. PORTILLA, P.C.
Counsel for Defendants 88-18 Jamaica Avenue Realty Corp. Christina Alzate
380 Lexington Avenue, Suite 446
New York, New York 10168

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
Attn: Office of Counsel
Building 9, W.A. Harriman Campus
Albany, New York 12227

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

DENNIS CAPPELLO, ESQ.
Referee
8304 54th Avenue, Apartment 2
Elmhurst, New York 11373-4748

SUPREME COURT - COUNTY OF QUEENS

NYCTL 2017-A TRUST, and THE BANK OF NEW YORK MELLON, as Collateral Agent and Custodian for the NYCTL 2017-A TRUST, Plaintiffs -against- 88-18 JAMAICA AVENUE REALTY CORP., et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated February 27, 2023 and entered on March 14, 2023, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY, or such other location in the courthouse that the Court may designate for conducting this foreclosure auction, on Friday, on January 17, 2025 at 10:00 a.m. premises situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, bounded and described as follows: BEGINNING at a point on the Southerly side of Jamaica Avenue, distant 40.88 feet Westerly from the corner formed by the intersection of the Southerly side of Jamaica Avenue with the Westerly side of 89th Street; being a plot 102.77 feet by 20 feet by 106.97 feet by 20.44 feet. Block: 8927 Lot: 6

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

Approximate amount of lien \$52,933.33, through September 6, 2021, plus interest fees & costs.

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

Index Number 705395/2018.

DENNIS CAPPELLO, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{* NYLJ*}

