

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. 726018/2022
MELLON, as Collateral Agent and Custodian for the:
NYCTL 2021-A TRUST, :

Plaintiffs, :

- against - :

THE NEW YORK LIONS GROUP, INC., NEW YORK:
CITY ENVIRONMENTAL CONTROL BOARD, and:
NEW YORK CITY DEPARTMENT OF FINANCE, :

Defendants. :

----- X

NOTICE OF SALE

PLEASE TAKE NOTICE, that pursuant to the terms of the Judgment of Foreclosure and Sale (the “Judgment”), issued by the Honorable Timothy J. Dufficy, Justice of the Supreme Court, the subject property located at 83-71 116th Street, Unit P13, Queens, New York 11418 and designated as Block 3321, Lot 1145, 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 6, 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
September 19, 2024

SEYFARTH SHAW LLP
Attorneys for Plaintiffs

By: /s/Gershon Akerman

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To: THE NEW YORK LIONS GROUP, INC.
83-17 11th, Unit P13
Queens, New York 11418
-and-
245 Great Neck Road #222
Great Neck, New York, 11021

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

ARTHUR N. TERRANOVA, ESQ. (REFEREE)
1437 140th St.
Whitestone, New York 11357

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-TRUST, Plaintiffs -against- THE NEW YORK LIONS GROUP, INC., et al.

Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated August 28, 2024 and entered on September 10, 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 December 6, 2024 at 10:00 a.m. premises situate, lying and being in the Borough and County of Queens, City and State of New York, known as Unit No. P13 in the Building designated as "The Century Condominium" together with an undivided 0.21% interest in the common elements. Block: 3321 Lot: 1145 Said premises known as 83-71 116TH STREET, UNIT P13, QUEENS, NY

Approximate amount of lien \$6,878.99, through February 6, 2024, plus interest fees & costs.

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

Index Number 726018/2022.

ARTHUR N. TERRANOVA, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{* NEWSDAY QU*}