

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

----- X

NYCTL 2019-A TRUST and THE BANK OF NEW
YORK MELLON as Collateral Agent and Custodian
for the NYCTL 2019-A Trust,

Index No. 521999/2020

Plaintiffs,

IAS Part FRP2
(Neckles, J.)

- against -

FILMORE BROWN; THE CITY OF NEW YORK –
ENVIRONMENTAL CONTROL BOARD;
THE CITY OF NEW YORK – PARKING
VIOLATIONS BUREAU; THE CITY OF NEW YORK –
TRANSIT ADJUDICATION BUREAU; and
LIOR 1 LLC,

NOTICE OF SALE

Defendants.

----- X

In pursuance and by virtue of a Judgment of Foreclosure and Sale duly granted and entered herein on or about April 11, 2023 and the Order Substituting Referee to Sell entered September 6, 2024, I, the Substitute Referee, duly appointed in this action for such purpose, will expose for sale and sell at public auction to the highest bidder on December 5, 2024, at 2:30 p.m., in Room 224 of the Kings County Supreme Court, at 360 Adams Street, Brooklyn, New York 11201, the liened premises designated as Block 7914, Lot 25 in the City of New York, County of Kings and Borough of Brooklyn and known as 227 East 89th Street, Brooklyn, New York 11236, directed in and by said judgment to be sold, and more particularly described, of which the premises is a part, as follows:

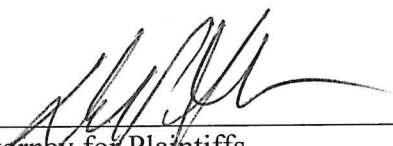
See attached "Schedule A" hereto.

The approximate amount of the judgment is \$6,892.57 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 is subject to the COVID rules and restrictions of the Court, including, but not limited to, social distancing, wearing of masks, temperature checks and COVID assessments and questionnaires.

Dated: November 6, 2024
New York, New York

Helene E. Blank, Esq.
Referee
387 New Lots Avenue
Brooklyn, New York 11207-6311
(718) 498-3333

DAVID P. STICH, ESQ.



Attorney for Plaintiffs
521 Fifth Avenue, 17th Floor
New York, New York 10175
(646) 554-4421

TO:

Filmore Brown
227 East 89th Street
Brooklyn, New York 11236

The City of New York –
Environmental Control Board
66 John Street, 10th Floor
New York, New York 10038

The City of New York –
Parking Violations Bureau
66 John Street
New York, New York 10038

The City of New York –
Transit Adjudication Bureau
29 Gallatin Place, Third Floor
Brooklyn, New York 11201

LIOR 1 LLC
22510 Jericho Turnpike
Floral Park, New York 11001

Helene Blank, Esq.
Referee
387 New Lots Avenue
Brooklyn, New York 11207

Office of Foreclosure
Kings County Supreme Court
360 Adams Street
Brooklyn, New York 11201

SCHEDULE A

Round Hill Title Agency, Inc.

TAX LIEN FORECLOSURE SEARCH

Title Number: RH-2057641

SCHEDULE "A"

(Description of the Premises)

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northeasterly side of 89th Street, distant 204 feet 4 inches southeasterly from the corner formed by the intersection of the northeasterly side of East 89th Street and the southeasterly side of Avenue B; thence northeasterly parallel with Avenue B and part of the distance through a party wall, 100 feet; thence southeasterly parallel with East 89th Street, 20 feet, thence southwesterly parallel with Avenue B and part of the distance through a party wall, 100 feet to the northeasterly side of East 89th Street, 20 feet to the point or place of BEGINNING.

SAID premises being known as 227 East 89th Street, Brooklyn, New York. *Thence Northeasterly along the Northeasterly side of East 89th St.*

Being the same premises conveyed to the parties of the first part by deed dated Nov. 5th, 1981 and recorded in the office of the Register of Kings County on 11/10/81 in Reel 9268 Page 21.