

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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NYCTL 2021-A TRUST and THE BANK OF NEW
YORK MELLON as Collateral Agent and Custodian
for the NYCTL 2021-A Trust,

Index No. 536111/2022

Plaintiffs,

IAS Part FRP2
(Neckles, J.)

- against -

THE ESTATE OF ZELMA DAMBEKALNS, by its
Executor Ilze Gallant; THE STATE OF NEW YORK –
DEPARTMENT OF TAXATION AND FINANCE;
UNITED STATES OF AMERICA;

NOTICE OF SALE

Defendants.

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In pursuance and by virtue of a Judgment of Foreclosure and Sale duly granted and entered herein on or about October 29, 2024, I, the Referee, duly appointed in this action for such purpose, will expose for sale and sell at public auction to the highest bidder on January 9, 2025, 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 6374, Lot 131 in the City of New York, County of Kings and Borough of Brooklyn and known as Bay 23rd Street, Brooklyn, New York, directed in and by said judgment to be sold, and more particularly described as follows:

See attached "Schedule A" hereto.


The approximate amount of the judgment is 1,854.74 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: December 10, 2024
New York, New York

Joseph Vasile, Esq.
Referee
5009 Avenue N
Brooklyn, New York 11234
(718) 927-4100

DAVID P. STICH, ESQ.



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New York, New York 10175
(646) 554-4421

TO:

The Estate of Zelma Dambekalns
By Its Executor
Ilze Gallant
50 Park Avenue
New York, New York 10016

The State of New York
Department of Taxation and Finance
Harriman Campus, Building 9
Albany, New York 12227

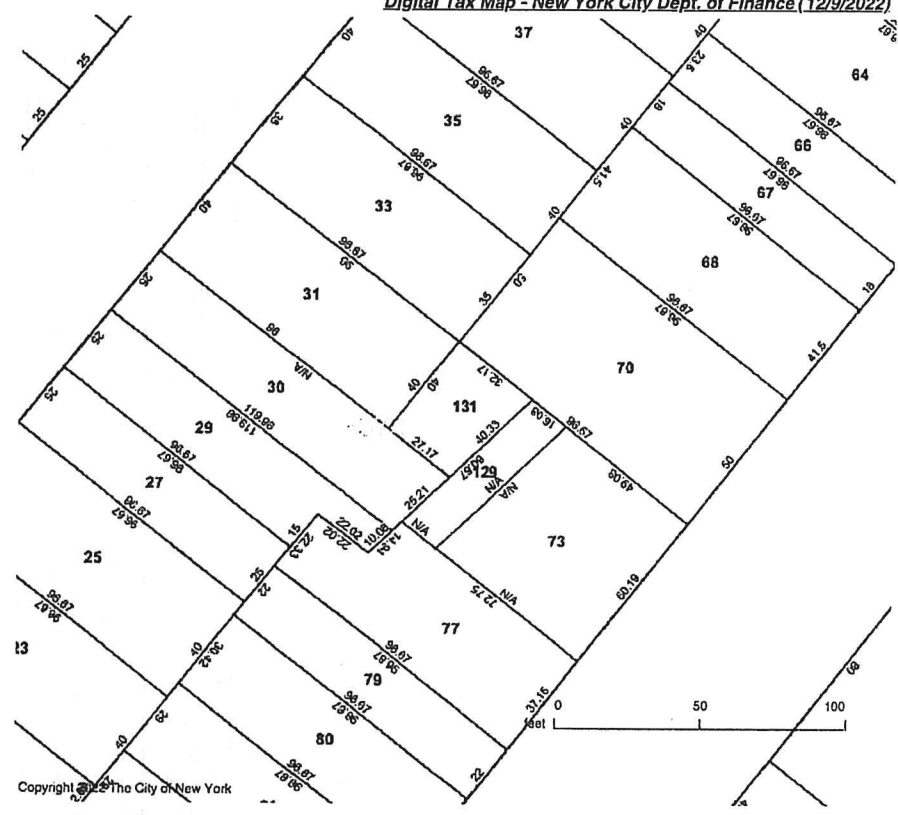
United States of America
Office of the United States Attorney
271 Cadman Plaza East
Brooklyn, New York 11201

Joseph Vasile, Esq.
Referee
5009 Avenue N
Brooklyn, New York 11234

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

SCHEDULE A

Digital Tax Map - New York City Dept. of Finance (12/9/2022)



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- Borough Boundary
- Tax Block Boundary
- Tax Block Number
- Tax Lot Boundary
- 50 Tax Lot Number
- 50- Condo FKA Tax Lot Number
- 50.5 Tax Lot Dimension
- +/-5.5 Approximate Tax Lot Dimension
- 1200 - 1320 Condo Units Range Label
- Building Footprint
- C50 Condo Flag/Condo Number
- A50 Air Right Flag/Lot Number
- S50 Subterranean Right Flag/Lot Number
- R REUC Flag
- Under Water Tax Lot Boundary
- Other Boundary
- ↓ Possession Hook
- Misc Miscellaneous Text
- Small Tax Lot Dimension
- Surface Water