

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF RICHMOND**

-----X
NYCTL 2021-A TRUST and The Bank of New York
Mellon as Collateral Agent and Custodian,

Index No. 152086/22

NOTICE OF SALE

Plaintiffs,

- against -

Tax Lien Foreclosure of:
No # Pemberton Avenue,
Staten Island, NY 10308
(Block: 05447, Lot: 0105)

Ardent Development Corporation; New York State
Department of Taxation and Finance; New York City
Department of Finance; Board of Directors of Lexington
Commons Homeowners Association, Inc.,

Defendants.

-----X

PURSUANT TO judgment of foreclosure and sale entered July 24, 2024, I will sell at public auction in Courtroom 112 at the Richmond County Courthouse located at 18 Richmond Terrace, Staten Island, NY, on **September 26, 2024 at 10:00 A.M.**, premises known as k/a No # Pemberton Avenue, Staten Island, NY 10308 a/k/a (Block: 05447, Lot: 0105). See Schedule A. Approximate amount of judgment is \$2,122.50, plus costs and interest. Sold subject to terms and conditions to filed judgment and terms of sale and the right of the United States of America to redeem within 120 days from the date of sale as provided by law.

Nicholas J. LoIacono, Esq.
Referee

THE DELLO-IACONO LAW GROUP, P.C.
Attorneys for Plaintiffs
312 Larkfield Road, Lower Level
East Northport, NY 11731
(631) 861-3001
Our File No.:22-000190