

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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NYCTL 2019-A TRUST, and THE BANK OF NEW YORK: Index No. 720436/2020
MELLON, as Collateral Agent and Custodian for the:
NYCTL 2019-A TRUST, :

Plaintiffs, :

- against - :

STRIVERS ROW PROPERTIES LLC, JPMORGAN:
CHASE BANK, N.A., U.S. SMALL BUSINESS:
ADMINISTRATION REDLINE PROPERTIES LLC,
WISDOM VENTURES LLC, NEW YORK CITY:
DEPARTMENT OF FINANCE and MS FAMILY:
MEDICINE HEALTH CARE P.C., :

Defendants. :

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PLEASE TAKE NOTICE, that pursuant to the terms of the Judgment of Foreclosure and Sale (the “Judgment”), issued by the Honorable Anna M. Grimaldi, Justice of the Supreme Court, the subject property located at 241-08 140th Avenue, Rosedale, New York 11422 and designated as Block 13563, Lot 124, 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, February 28, 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
January 7, 2025

SEYFARTH SHAW LLP
Attorneys for Plaintiffs

By: /s/Gershon Akerman

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New York, New York 10018
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To: STRIVERS ROW PROPERTIES LLC
241-08 140th Avenue
Rosedale, New York 11422
-and-
463 Locust Court
Rockville Centre, New York 11570

JPMORGAN CHASE BANK, N.A.
138 Hillside Avenue
Williston Park, New York 11596

BREON PEACE
United States Attorney
Attorney for Defendant United States of America sued herein as U.S. Small Business Administration
Beth P. Schwartz
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Brooklyn, New York 11201

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Carle Place, New York 11514

WISDOM VENTURES LLC
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New Hyde Park, New York 110042

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MS FAMILY MEDICINE HEALTH CARE P.C.

241-08 140th Avenue

Rosedale, New York 11422

STEVEN WIMPFEIMER, ESQ. (REFEREE)

16625 Powells Cove Blvd

Whitestone, New York 11357

SUPREME COURT - COUNTY OF QUEENS.

NYCTL 2019-A TRUST, and THE BANK OF NEW YORK MELLON, as Collateral Agent and Custodian for the NYCTL 2019-A TRUST, Plaintiffs -against- STRIVERS ROW PROPERTIES LLC, et al.

Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated December 16, 2024 and entered on December 18, 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, or at such other location in the courthouse that the Court may designate for conducting this foreclosure auction on Friday February 28, 2025 at 10:00 a.m. premises situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows: BEGINNING at a point on the Southerly side of 140th Avenue, distant 17.90 feet Easterly from the corner formed by the intersection of the Southerly side of 140th Avenue with the Southeasterly side of South Conduit Avenue, being a plot 100 feet by 19 feet by 100 feet by 19 feet. Block: 13563 Lot: 124

Said premises known as 241-08 140TH AVENUE, ROSEDALE, NY 11422

Approximate amount of lien \$29,367.04, through June 9, 2022, plus interest fees & costs.

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

Index Number 720436/2020.

STEVEN WIMPFHEIMER, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{* Queens Courier*}