

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. 720561/2022  
MELLON, as Collateral Agent and Custodian for the:  
NYCTL 2021-A TRUST, :

Plaintiffs, :

- against - :

**NOTICE OF SALE**

ROBERT LAWTON a/k/a ROBERT W. LAWTON a/k/a:  
ROBERT LAWSON; Q.M., Infant by his Mother And:  
Natural Guardian, YATIMA MITCHELL; YATIMA:  
MITCHELL; NEW YORK CITY DEPARTMENT OF:  
HOUSING, PRESERVATION & DEVELOPMENT; NEW:  
YORK STATE DEPARTMENT OF TAXATION AND:  
FINANCE, NEW YORK CITY ENVIRONMENTAL:  
CONTROL BOARD, NEW YORK CITY PARKING:  
VIOLATIONS BUREAU, NEW YORK CITY TRANSIT:  
ADJUDICATION BUREAU, CRIMINAL COURT OF:  
THE CITY OF NEW YORK, NEW YORK CITY:  
DEPARTMENT OF FINANCE, et al :

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 Carmen R. Velasquez, Justice of the Supreme  
Court, the subject property located at 224-16 144<sup>th</sup> Avenue, Jamaica, New York 11413 and  
designated as Block 13494, Lot 73, 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, January 3, 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  
December 4, 2024

SEYFARTH SHAW LLP  
*Attorneys for Plaintiffs*

By: /s/Gershon Akerman

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To: ROBERT LAWTON A/K/A ROBERT W. LAWTON A/K/A ROBERT LAWSON  
224-16 144<sup>th</sup> Avenue  
Jamaica, New York 11413

Q.M., Infant By His Mother And Natural Guardian YATIMA MITCHELL  
134-15 160<sup>th</sup> Street  
Jamaica, New York 11434

YATIMA MITCHELL  
134-15 160<sup>th</sup> Street  
Jamaica, New York 11434

SYLVIA O. HINDS-RADIX  
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NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE  
Attn: Office Of Counsel

Building 9, W.A. Harriman Campus  
Albany, New York 12227

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD  
100 Church Street  
New York, New York 10007

NEW YORK CITY PARKING VIOLATIONS BUREAU  
Legal Division  
66 John Street  
New York, New York 10038

NEW YORK CITY TRANSIT ADJUDICATION BUREAU  
130 Livingston Street  
Brooklyn, New York 11201

CRIMINAL COURT OF THE CITY OF NEW YORK  
125-01 Queens Boulevard  
Kew Gardens, New York 11415

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WALTON JOHNSON  
224-16 144<sup>th</sup> Avenue  
Jamaica, New York 11413

NICOLE D. KATSORHIS, ESQ. (REFEREE)  
7753 Main St.  
Flushing, New York 11367

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-A TRUST, Plaintiffs -against- ROBERT LAWTON a/k/a ROBERT W. LAWTON a/k/a ROBERT LAWSON, et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated November 4, 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 January 3, 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 144th Avenue, distant 115 feet westerly from the corner formed by the intersection of the southerly side of 144th Avenue and the westerly side of 225th Street; being a plot 100 feet by 30 feet by 100 feet by 30 feet. Block: 13494 Lot: 73

Said premises known as 224-16 144TH AVENUE, JAMAICA, NY 11413

Approximate amount of lien \$32,660.89, through March 1, 2024, plus interest fees & costs.

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

Index Number 720561/2022.

NICOLE D. KATSORHIS, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{ \* Queens Daily Eagle\* }