

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX

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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. 812426/2022E

IAS Part 21
(Crawford, J.)

Plaintiffs,

- against -

2070 VALENTINE AVE INC.; NY PROPERTY
CAPITAL CORP; THE CITY OF NEW YORK –
ENVIRONMENTAL CONTROL BOARD; THE
CITY OF NEW YORK – DEPARTMENT OF
FINANCE; and THE STATE OF NEW YORK –
DEPARTMENT OF TAXATION AND FINANCE;

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 September 13, 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 December 2, 2024, at 2:15 p.m., in Courtroom 711 of the Bronx County Supreme Court, at 851 Grand Concourse, Bronx, New York 10451, the liened premises designated as Block 3142, Lot 28 in the City of New York, County of Bronx and Borough of The Bronx and known as 2070 Valentine Avenue, Bronx, New York 10457 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.

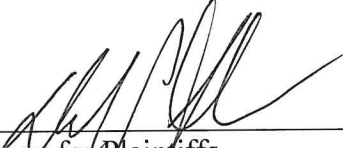
The approximate amount of the judgment is \$22,793.45 plus interest and other charges, and the property is being sold subject to the terms and conditions stated in the judgment, any

prior encumbrances and the terms of sale which shall be available at the time of sale. The sale is subject to the rules set forth in the Bronx County Auction Plan dated June, 2024.

Dated: November 1, 2024
New York, New York

Sergio Marquez, Esq.
Referee
835 Walton Avenue, Apt. 4
Bronx, New York 10451-2223
(718) 293-1000

DAVID P. STICH, ESQ.



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

TO:

2070 Valentine Ave Inc.
c/o Constatin Giannakos
6901 Jericho Turnpike, Suite 210
Syosset, New York 11791

And

2070 Valentine Avenue
Bronx, New York 10457

NY Property Capital Corp
1231 Hempstead Turnpike
Elmont, New York 11003

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

The City of New York
Department of Finance
Office of Legal Affairs
375 Pearl Street, 30th Floor
New York, New York 10038

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

Sergio Marquez, Esq.
Referee
835 Walton Avenue, Suite 4
Bronx, New York 10451

Office of Foreclosure
Bronx County Supreme Court
851 Grand Concourse
Bronx, New York 10451

SCHEDULE A

Round Hill Title Agency, Inc.

TAX LIEN FORECLOSURE SEARCH

Title Number: F2100988

SCHEDULE "A"

(Description of the Premises)

The land referred to in the Commitment is described as follows:

ALL that certain plot, piece or parcel of land situate lying and being in the City and State of New York, County of Bronx, more particularly bounded and described as follows:

BEGINNING at a point on the Easterly side of Valentine Avenue, as now opened, distant 478.25 feet North of the northerly side of 179th Street, which point is also distant 137.79 feet south of the southerly side of 180th Street, as now opened;

THENCE Easterly at right angles to Webster Avenue or nearly so along to the northerly line of property conveyed to James A. Irving and part of the distance through the centre of a party wall, or partition 100 feet;

THENCE Northerly parallel with Valentine Avenue, 25.73 feet;

THENCE Westerly at right angles to Webster Avenue, or nearly so, 100 feet to the Easterly side of Valentine Avenue;

THENCE Southerly along the easterly side of said Avenue, 25.73 feet to the point or place of **BEGINNING**.

Schedule A – Page 1 of 1