

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. 524261/2022

Plaintiffs,

IAS Part FRP2
(Neckles, J.)

- against -

ADELPHI ORGANIZATION LLC; THE CITY OF
NEW YORK – DEPARTMENT OF FINANCE;
THE STATE OF NEW YORK – DEPARTMENT OF
TAXATION AND FINANCE; THE CITY OF NEW
YORK – ENVIRONMENTAL CONTROL BOARD;
THE CITY OF NEW YORK – BUREAU OF
HIGHWAY OPERATIONS;

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 16, 2025, at 2:30 p.m., in Room 224 of the Kings County Supreme Court, at 360 Adams Street, Brooklyn, New York 11201, the lien premises designated as Block 2104, Lot 24 in the City of New York, County of Kings and Borough of Brooklyn and known as 273 Adelphi Street, Brooklyn, New York 11205, 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 \$48,477.70 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 17, 2024
New York, New York

Helmut Borchert, Esq.
Referee
17 Washington Avenue
Glen Head, New York 11545
(516) 343-6256

DAVID P. STICH, ESQ.



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

TO:

Adelphi Organization LLC
c/o Registered Agents Inc.
418 Broadway, Suite R
Albany, New York 12207

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

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

The City of New York
Bureau of Highway Operations
40 Worth Street
New York, New York 10013

Helmut Borchert, Esq.
Referee
17 Washington Avenue
Glen Head, New York 11545

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

SCHEDULE A

Round Hill Title Agency, Inc.

TAX LIEN FORECLOSURE SEARCH

Title Number: F2100901

SCHEDULE "A"

(Description of the Premises)

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings; City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Adelphi Street; distant 31 feet 1 inch southerly from the corner formed by the intersection of the easterly side of Adelphi Street and the southerly side of DeKalb Avenue; running thence southerly along the easterly side of Adelphi Street, 22 feet; thence easterly at right angles to Adelphi Street and part of the distance through a certain party wall 91 feet 8 inches; thence northeasterly at right angles to DeKalb Avenue 20 feet; thence westerly 42 feet 2 inches; thence westerly at right angles to Adelphi Street and part of the distance through another certain party wall 53 feet 6 inches to the point or place of **BEGINNING**, **EXCEPTING** therefrom so much of the above described premises as has heretofore been conveyed by Anthony Fure and Rosa Fure, his wife, to Mae Antolotti dated March 13, 1950, recorded March 14, 1950, in Liber 7584, cp 392 which said excepted parcel is more particularly bounded and described as follows:

BEGINNING on a line drawn at right angles to the easterly side of Adelphi Street, from a point therein, distant 53 feet, 1 inch; southerly from the intersection formed by the easterly side of Adelphi Street and the southerly side of DeKalb Avenue; said point being 68 feet, 6 1/2 inches easterly from said easterly side of Adelphi Street; running thence easterly in continuation of the above-mentioned side, a distance of 23 feet, 2 inches; thence northerly on a line at right angles to DeKalb Avenue, 20 feet to the southerly side of the premises described in Deed recorded in Liber 6867, Cp 596, thence westerly along the southerly side of the premise described in the above mentioned Deed 23 feet, 2 inches and thence southerly 21 feet, more or less, to the point or place of **BEGINNING**.

Said Premises being known as and by Street number 273 Adelphi Street, Brooklyn, New York. Block 2104, Lot 24.