

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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NYCTL 2021-A TRUST, and THE BANK OF NEW: Index No. 718141/2022
YORK MELLON, as Collateral Agent and Custodian for:
the NYCTL 2021-A TRUST, :

Plaintiffs, :

- against - :

NOTICE OF SALE

HOME WERKS LLC, JOSHUA LIFSHITZ, NEW YORK:
STATE DEPARTMENT OF TAXATION AND:
FINANCE, NEW YORK CITY ENVIRONMENTAL:
CONTROL BOARD, and NEW YORK CITY:
DEPARTMENT OF FINANCE, :

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 Kevin J. Kerrigan, Justice of the Supreme Court, the subject property located at 115-42 173rd Street, Jamaica, New York 11434 and designated as Block 12403, Lot 110, has been scheduled for public auction in Courtroom #25 of the Queens County Supreme Court Courthouse, located at 88-11 Sutphin Boulevard, Jamaica, New York 11435, on Friday, April 25, 2025 at 10:00 a.m.

Dated: New York, New York
March 4, 2025

SEYFARTH SHAW LLP
Attorneys for Plaintiffs

By: /s/Gershon Akerman

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To: HOME WERKS LLC
115-42 173rd Street
Jamaica, New York 11434

-and-
c/o Ted Wellington
36-06 215 Street
Bayside, New York 11361

JOSHUA LIFSHITZ
c/o Jason Sachoor, Esq.
19-02 Whitestone Expressway, Suite 312
Whitestone, New York 12227

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
Attn: Office of Counsel
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Albany, New York 12227

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

MICHELE MIRRO, ESQ.
Attonrey for Defendant New York City Department of Finance
375 Pearl Street, 30th Floor
New York, New York 10038

WILLIAM T. DRISCOLL, ESQ. (REFEREE)
118-35 Queens Bouelvard, Suite 940
Forest Hills, New York 11375

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- HOME WERKS LLC, et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated February 25, 2025 and entered on February 26, 2025, 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, on Friday, or at such other location in the courthouse that the Court may designate for conducting this foreclosure auction on April 25, 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 westerly side of 173rd Street, distant 380 feet southerly from the corner formed by the intersection of the westerly side of 173rd Street with the southerly side of 115th Avenue; being a plot 90 feet by 40 feet by 90 feet by 40 feet. Block: 12403 Lot: 110 Said premises known as 115-42 173RD STREET, JAMAICA, NY 11434

Approximate amount of lien \$35,278.31, through August 14, 2024, plus interest fees & costs.

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

Index Number 718141/2022.

WILLIAM T. DRISCOLL, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{* Queens Daily Eagle*}