

**SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF RICHMOND**

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NYCTL 2021-A TRUST and The Bank of New York  
Mellon as Collateral Agent and Custodian,

Index No. 152087/22

**NOTICE OF SALE**

Plaintiffs,  
- against -

Tax Lien Foreclosure of:  
No # Sneden Avenue, Staten  
Island, NY 10312  
(Block: 06209, Lot: 0030)

Ardenwood Estates, Inc.; New York State Department of  
Taxation and Finance; New York City Department of  
Finance,

Defendants.

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**PURSUANT TO** a judgment of foreclosure and sale entered July 2, 2024, and a decision order extending time to set sale of the Hon. Wayne M. Ozzi, J.S.C., entered October 29, 2024, I will sell at public auction on **December 19, 2024 at 10:00 a.m.**, in Room 112 of the Richmond County Courthouse, located at 18 Richmond Terrace, Staten Island, NY, premises known as No # Sneden Avenue, Staten Island, NY 10312 a/k/a (Block: 06209, Lot: 0030). See Schedule A of Judgment. Approximate amount of judgment is \$3,318.91, plus costs and interest. Sold subject to terms and conditions to filed judgment and terms of sale and the right of the United States of America to redeem within 120 days from the date of sale as provided by law.

Harold Otterbeck, Esq.  
Referee

THE DELLO-IACONO LAW GROUP, P.C.  
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Our File No.: 22-000184