

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

----- X
NYCTL 2021-A TRUST, and THE BANK OF NEW YORK: Index No. 718411/2022
MELLON, as Collateral Agent and Custodian for the:
NYCTL 2021-A TRUST, :

Plaintiffs, :

- against - :

MICHAEL M. DEE, PATRICIA A. DEE, NEW YORK:
CITY PARKING VIOLATIONS BUREAU, and NEW:
YORK CITY DEPARTMENT OF FINANCE, :

Defendants. :

----- X

NOTICE OF SALE

PLEASE TAKE NOTICE, that pursuant to the terms of the Judgment of Foreclosure and Sale (the “Judgment”), issued by the Honorable Maurice E. Muir, Justice of the Supreme Court, the subject property located at 49-52 169th Street, Flushing, New York 11365 and designated as Block 5572, Lot 72, 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, October 11, 2024 at 11:00 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
September 24, 2024

SEYFARTH SHAW LLP
Attorneys for Plaintiffs

By: /s/Gershon Akerman

Gershon Akerman
620 Eighth Avenue
New York, New York 10018
Phone: (212) 218-5500
Fax: (212) 218-5526

To: MICHAEL M. DEE
49-52 169th Street
Flushing, New York 11362

PATRICIA A. DEE
49-52 169th Street
Flushing, New York 11362

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

NEW YORK CITY DEPARTMENT OF FINANCE
100 Church Street
New York, New York 10007

MARTHA TAYLOR, ESQ. (REFEREE)
175-14 Mayfield Road
Jamaica, New York 11432

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- MICHAEL M. DEE, PATRICIA A. DEE, et al.

Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated August 7, 2024 and entered on August 14, 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, on Friday, or at such other location in the courthouse that the Court may designate for conducting this foreclosure auction on October 11, 2024 at 11:00 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 169th Street, distant 480 feet southerly from the corner formed by the intersection of the southerly side of Lithonia Avenue with the westerly side of 169th Street; being a plot 100 feet by 40 feet by 100 feet by 40 feet.

Block: 5572 Lot: 72

Said premises known as 49-52 169TH STREET, FLUSHING, NY 11365

Approximate amount of lien \$31,503.67, through February 15, 2024, plus interest fees & costs.

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

Index Number 718411/2022.

MARTHA A. TAYLOR, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{* NEWSDAY QU*}