

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

----- X
NYCTL 2019-A TRUST, and THE BANK OF NEW YORK: Index No. 716902/2020
MELLON, as Collateral Agent and Custodian for the NYCTL:
2019-A TRUST, :

Plaintiffs, :

- against - :

KELVIN DIAN-DENG LIN, OI KAM CHAN, UNITED:
STATES OF AMERICA INTERNAL REVENUE SERVICE, :
NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, :
NEW YORK CITY PARKING VIOLATIONS BUREAU, NEW :
YORK CITY DEPARTMENT OF HOUSING :
PRESERVATION AND DEVELOPMENT, and NEW YORK :
CITY DEPARTMENT OF FINANCE, :

NOTICE OF SALE

Defendants. :

----- X
PLEASE TAKE NOTICE, that pursuant to the terms of the Judgment of Foreclosure and Sale (the “Judgment”), entered on October 27, 2022, and Order Amending Judgment Of Foreclosure And Sale And Notices Of Pendency, entered on March 6, 2025, both by the Honorable Timothy J. Dufficy, Justice of the Supreme Court, the subject property located at 90-27 52nd Avenue, Elmhurst, New York 11373 and designated as Block 1853, Lot 74, 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, May 2, 2025 at 10:00 a.m.

Dated: New York, New York
March 11, 2025

SEYFARTH SHAW LLP
Attorneys for Plaintiffs

By: /s/Jerry A. Montag

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To: KELVIN DIAN-DENG LIN
90-27 52nd Avenue
Elmhurst, New York 11373

OI KAM CHAN
21 Clinton Lane
Jericho, New York 11753

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United States Attorney's Office
Eastern District of New York
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Brooklyn, New York 11201

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
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NEW YORK CITY PARKING VIOLATIONS BUREAU
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SUPREME COURT - COUNTY OF QUEENS.

NYCTL 2019-A TRUST, and THE BANK OF NEW YORK MELLON, as Collateral Agent and Custodian for the NYCTL 2019-A TRUST, Plaintiffs -against- KELVIN DIAN-DENG LIN, OI KAM CHAN, et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated October 25, 2022 and entered on October 27, 2022, as amended, 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 May 2, 2025 at 10:00 a.m., or at such other location in the courthouse that the Court may designate for conducting this foreclosure auction, premises situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows: BEGINING at a point on the northerly side of 52nd Avenue, distant 250 feet easterly from the corner formed by the intersection of the said northerly side of 52nd Avenue with the easterly side of 90th Street; being a plot 100 feet by 30.16 feet by 70 feet by 29 feet. Block: 1853 Lot: 74

Said premises known as 90-27 52nd AVENUE, ELMHURST, NY

Approximate amount of lien \$51,570.70, through April 28, 2022, plus interest fees & costs.

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

Index Number 716902/2020.

MICHAEL F. MONGELLI, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{* NEWSDAY QU*}