

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

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NYCTL 1998-2 TRUST and The Bank of New York  
Mellon as Collateral Agent and Custodian,

Index No. 528954/22

**NOTICE OF SALE**

Plaintiffs,  
- against -

Tax Lien Foreclosure of:  
384 Neptune Avenue, Unit  
SR1, Brooklyn, NY 11235  
(Block: 08661, Lot: 1026)

384 Neptune Avenue Development LLC; SBM Capital  
LLC; Board of Managers of The Neptune Condominium,

Defendants.  
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**PURSUANT TO** a judgment of foreclosure and sale entered July 18, 2024, I will sell at public auction in Room 224 of the Kings County Courthouse, 360 Adams Street, Brooklyn, NY on **October 17, 2024 at 2:30 p.m.**, premises known as k/a 384 Neptune Avenue, Unit SR1, Brooklyn, NY 11235 a/k/a (Block: 08861, Lot: 1026). See Schedule A of Judgment. Approx. amt of judgment \$3,829.45 and \$2,405.73, 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.

Helmut Borchert, Esq.  
Referee

THE DELLO-IACONO LAW GROUP, P.C.  
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Our File No.: 22-000096