

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON
AS COLLATERAL AGENT AND CUSTODIAN, Plaintiff, vs. 1255 BUSHWICK AVE LLC, ET AL.,
Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale dated
September 10, 2024 and entered on September 23, 2024, I, the undersigned Referee will sell at
public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn,
NY on December 11, 2025 at 2:30 p.m., all that certain plot, piece or parcel of land, with the
buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn,
County of Kings, City and State of New York, Block 3402 and Lot 1003.

Said premises may also be known as 1255 Bushwick Avenue, Parking Space P3, Brooklyn, NY.

Approximate amount of judgment is \$3,702.57 plus interest and costs.

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

Index #532194/2022.

Gregory T. Cerchione, Esq., Referee

The Law Office of Thomas P. Malone, PLLC, 100 Park Avenue, 16th Floor, New York, New York
10017, Attorneys for Plaintiff

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

NYCTL 1998-2 TRUST and THE BANK OF NEW YORK
MELLON as Collateral Agent and Custodian,

Plaintiffs,

-against-

1255 BUSHWICK AVE LLC, THE BOARD OF MANAGERS OF
THE 1255 BUSHWICK AVENUE CONDOMINIUM, NEW
YORK CITY DEPARTMENT OF FINANCE,

Defendants.

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AFFIDAVIT OF SERVICE

Tax Lien Foreclosure

Block: 3402; Lot: 1003

a/k/a 1255 Bushwick Avenue

Parking Space P3

Brooklyn, New York

STATE OF NEW YORK)
COUNTY OF NEW YORK) ss.:

Sandra Fernandez, duly sworn, deposes and says; that deponent is not a party to the within action, is over 18 years of age and is employed at 100 Park Avenue – 16th FL, New York, New York, New York, 10017.

That on the 24th day of October, 2025, deponent served the within:

NOTICE OF SALE

upon the following named persons in the above entitled action at the addresses given below:

1255 Bushwick Ave LLC
308 Malcolm X Boulevard
Brooklyn, NY 11233

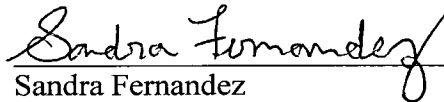
The Board of Managers of The 1255 Bushwick Condominium
82-17 153rd Avenue, Suite 206
Howard Beach, NY 11414

New York City Department of Finance
c/o Corporation Counsel of the City of New York
100 Church Street – 1st Floor
New York, NY 10007

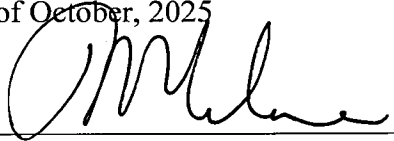
Gregory T. Cerchione, Esq. as Referee
Subin Associates LLP
150 Broadway – 23rd Floor
New York, NY 10038

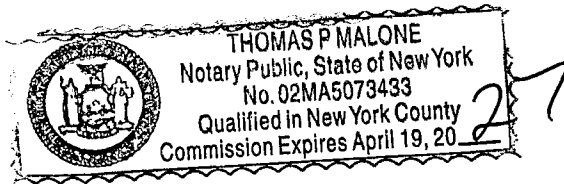
Foreclosure Department
Supreme Court, Kings County
360 Adams Street, Room 766
Brooklyn, NY 11201

at the addresses designated for that purpose by depositing a true copy(ies) of same enclosed in a postpaid properly addressed wrapper(s), in a post office official depository under the exclusive care and custody of the United States Postal Services within New York County.


Sandra Fernandez

Sworn to before me this 24th day
of October, 2025


Notary Public



*** Please be advised that no other party has answered, appeared demanding notice of this application, or is otherwise entitled to notice hereof. ***

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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Plaintiffs,

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1255 BUSHWICK AVE LLC, THE BOARD OF MANAGERS OF THE 1255 BUSHWICK AVENUE
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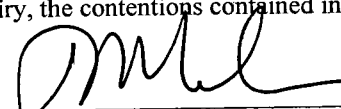
Defendants.

NOTICE OF SALE WITH AFFIDAVIT OF SERVICE

THE LAW OFFICE OF THOMAS P. MALONE, PLLC

Attorneys for Plaintiffs
100 Park Avenue – 16th FL
New York, New York 10017
Phone: (212) 867-0500
Fax (212) 867-0511

Pursuant to 22 NYCRR 130-1.0, the undersigned an attorney admitted to practice in the courts of New York State, certifies that, upon information and belief formed after reasonable inquiry, the contentions contained in the annexed papers are not frivolous.


Thomas P. Malone, Esq.