

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
for the NYCTL 1998-2 Trust,

Index No. 524138/2023

Plaintiffs,

IAS Part FRP2
(Neckles, J.)

- against -

CARL BEST; JENNIFER MOWATT; THE CITY OF
NEW YORK – TRANSIT ADJUDICATION BUREAU;
CAPITAL ONE; THE UNITED STATES SMALL
BUSINESS ADMINISTRATION; HOME HEATING
OIL CORP.; HSBC BANK USA NATIONAL
ASSOCIATION; GREAT PLAINS CAPITAL
CORPORATION; BANK OF AMERICA, N.A.
AMERICAN EXPRESS BANK FSB;

NOTICE OF SALE

Defendants.

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In pursuance and by virtue of a Judgment of Foreclosure and Sale duly granted and entered herein on or about October 15, 2025, I, the Referee, duly appointed in this action for such purpose, will expose for sale and sell at public auction to the highest bidder on January 8, 2026, at 2:30 p.m., in Room 224 of the Kings County Supreme Court, at 360 Adams Street, Brooklyn, New York 11201, the lienated premises designated as Block 4709, Lot 28 in the City of New York, County of Kings and Borough of Brooklyn and known as 947 Ralph Avenue, Brooklyn, New York 11236, directed in and by said judgment to be sold, and more particularly described, of which the premises is a part, as follows:


See attached "Schedule A" hereto.

The approximate amount of the judgment is \$13,937.23 plus interest and other charges, and the property is being sold subject to the terms and conditions stated in the judgment, any prior encumbrances and the terms of sale which shall be available at the time of sale. The sale is subject to the COVID rules and restrictions of the Court, including, but not limited to, social distancing, wearing of masks, temperature checks and COVID assessments and questionnaires.

Dated: December 11, 2025
New York, New York

Erin Wietecha, Esq.
Referee
67 West Street, Suite 401
Brooklyn, New York 11222
(347) 305-1766

DAVID P. STICH, ESQ.



Attorney for Plaintiffs
521 Fifth Avenue, 17th Floor
New York, New York 10175
(646) 554-4421

TO:

Carl Best
947 Ralph Avenue
Brooklyn, New York 11236

Jennifer Mowatt
947 Ralph Avenue
Brooklyn, New York 11236

The City of New York
Transit Adjudication Bureau
29 Gallatin Place, 3rd Floor
Brooklyn, New York 11201

Capital One
1680 Capital One Drive
McLean, VA 22102

The United States Small Business Administration
409 Third Street SW
Washington, D.C. 20416

Home Heating Oil Corp.
P.O. Box 70468
Brooklyn, New York 11207

HSBC USA National Association
1 HSBC Center
Buffalo, New York 14202

Great Plains Capital Corporation
80 Fifth Avenue
New York, New York 10011

American Express Bank FSB
4315 South 2700 West
Salt Lake City, Utah 84148

Erin Wietecha, Esq.
Referee
67 West Street, Suite 401
Brooklyn, New York 11222

Office of Foreclosure
Kings County Supreme Court
360 Adams Street
Brooklyn, New York 11201

SCHEDULE A

Round Hill Title Agency, Inc.

TAX LIEN FORECLOSURE SEARCH

Title Number: F8012023

SCHEDULE "A"

(Description of the Premises)

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, being bounded and described as follows:

BEGINNING at a point on the easterly side of Ralph Avenue, as laid down on the City Plan, distant 208.04 feet southerly from the corner formed by the intersection of the easterly side of Ralph Avenue, as laid down on the City Plan with the southwesterly side of East 89th Street;

THENCE easterly at right angles to the easterly side of Ralph Avenue, and part of the distance through a party wall, 100.06 feet;

THENCE southerly parallel with the easterly side of Ralph Avenue, 20 feet;

THENCE westerly again at right angles to the easterly side of Ralph Avenue, and part of the distance through a party wall, 100.06 feet to the easterly side of Ralph Avenue, as shown on the City Plan;

THENCE northerly along the easterly side of Ralph Avenue, as shown on the City Plan, 20 feet to the point or place of BEGINNING.