

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. THE UNKNOWN HEIRS AND DISTRIBUTEES OF THE ESTATE OF THEODORA TAOTIDIS, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale dated July 15, 2025 and entered on September 25, 2025, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY on January 22, 2026 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 5550 and Lot 77.

Said premises may also be known as 2107 65 Street, Brooklyn, NY.

Approximate amount of judgment is \$57,080.11 plus interest and costs.

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

Index #1012/2019.

Steven D. Cohen, 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-

THE UNKNOWN HEIRS AND DISTRIBUTEES OF THE
ESTATE OF THEODORA TAOTIDIS, and generally all persons
having or claiming under, by or through said Estate, by purchase,
inheritance, lien or otherwise, any right, title or interest in and to the
premises described in the amended complaint herein, CITY OF
NEW YORK ENVIRONMENTAL CONTROL BOARD, NEW
YORK STATE DEPARTMENT OF TAXATION & FINANCE,
THE UNITED STATES OF AMERICA, DEMETRIS TAOTIDIS
AS HEIR AND DISTRIBUTE OF THE ESTATE OF
THEODORA TAOTIDIS,

Defendants.

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AFFIDAVIT OF SERVICE

Tax Lien Foreclosure

Block: 5550; Lot: 77

a/k/a 2107 65 Street
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 14th day of November, 2025, deponent served the within:

NOTICE OF SALE

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

Dominic J. Famulari, Esq. as Guardian Ad Litem and Military Attorney
for Defendant The Unknown Heirs and Distributees of The Estate of Theodora Taotidis
6741 3rd Avenue
Brooklyn, NY 11220

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

New York State Department of Taxation & Finance
c/o Attorney General of the State of New York
300 Motor Parkway, Suite 125
Hauppauge, NY 11788

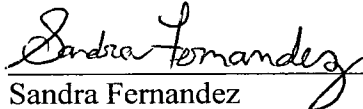
The United States of America
Joseph Nocella, Jr., Acting United States Attorney
c/o Cyril Murray, Special Assistant U.S. Attorney
Eastern District of New York
271 Cadman Plaza East
Brooklyn, NY 11201

Demetris Taotidis as Heir and Distributee of The Estate of Theodora Taotidis
2107 65th Street
Brooklyn, NY 11204

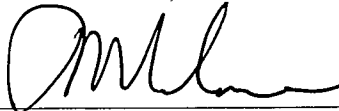
Steven D. Cohen, Esq. as Referee
16 Court Street, Suite 2304
Brooklyn, NY 11241

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

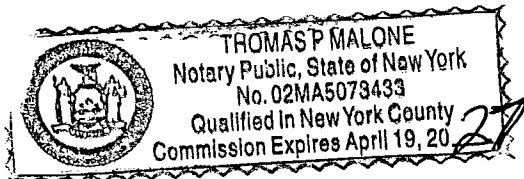
at the addresses designated for that purpose by depositing a true copy(ies) of same enclosed in a postpaid properly addressed wrapper(s), in a post office official depository under the exclusive care and custody of the United States Postal Services within New York County.


Sandra Fernandez

Sworn to before me this 14th day
of November, 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

Index No. 1012/2019

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

Plaintiffs,

-against-

THE UNKNOWN HEIRS AND DISTRIBUTEES OF THE ESTATE OF THEODORA TAOTIDIS, and generally all persons having or claiming under, by or through said Estate, by purchase, inheritance, lien or otherwise, any right, title or interest in and to the premises described in the amended complaint herein, CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD, NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE, THE UNITED STATES OF AMERICA, DEMETRIS TAOTIDIS AS HEIR AND DISTRIBUTE OF THE ESTATE OF THEODORA TAOTIDIS,

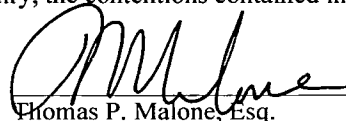
Defendants.

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.