

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

----- X
NYCTL 1998-2 TRUST and THE BANK OF NEW YORK: Index No. 504043/2014
MELLON as Collateral Agent and Custodian for the:
NYCTL 1998-2 Trust, :

Plaintiffs, :

- against - :

NOTICE OF SALE

ANGEL 1844 REALTY CORP., SALVATORE:
PALLANTE, THE DIME SAVINGS BANK OF NEW:
YORK, FSB, SALVATORE SANSONE, NEW YORK:
STATE DEPARTMENT OF TAXATION AND:
FINANCE, CITY OF NEW YORK DEPARTMENT OF:
FINANCE, and AUTOMOTIVE INSTALLATIONS INC.,:

Defendants. :

----- X
PLEASE TAKE NOTICE, that pursuant to the terms of the Judgment of Foreclosure
and Sale (the “Judgment”), issued by the Honorable Mark I. Partnow, Justice of the Supreme
Court, the subject property located at 1844 Utica Avenue, Brooklyn, New York and designated
as Block 7797, Lot 60, has been scheduled for public auction at the Kings County Supreme
Court Courthouse, located at 360 Adams Street, Brooklyn, New York 11201, on Thursday,
January 8, 2026 at 2:30 p.m.

Dated: New York, New York
October 30, 2025

SEYFARTH SHAW LLP
Attorneys for Plaintiffs

By: /s/Jerry A. Montag

Jerry A. Montag
620 Eighth Avenue
New York, New York 10018
Phone: (212) 218-5500
Fax: (212) 218-5526

To: GREGORY T. CERCHIONE, ESQ.
Attorney for Defendant Angel 1844 Realty Corp.
150 Broadway, 23rd Floor
New York, New York 10038

BARRY ELISOFFON, ESQ.
Attorney for Defendant Salvatore Pallante
11612 S W Apple Blossom Trail
Port Saint Lucie, Florida 34987

THE DIME SAVINGS BANK OF NEW YORK, FSB
589 5th Avenue
New York, New York 10017

SALVATORE SANSONE
2453 East 72nd Street
Brooklyn, New York 11234

ERIC T. SCHNEIDERMAN, ATTORNEY GENERAL OF THE STATE OF NEW YORK
Attorney for Defendant New York State Department of Taxation and Finance
Attn: Charles E. Gary
300 Motor Parkway – Suite 205
Hauppauge, New York 11788

MICHELE MIRRO
of Counsel to the Special Assistant Corporation Counsel
Attorney for New York City Department of Finance
Office of Legal Affairs
375 Pearl Street, 30th Floor
New York, New York 10038

AUTOMOTIVE INSTALLATIONS, INC.
1844 Utica Avenue
Brooklyn, New York 11201

ANTHONY VAUGHN JR., ESQ. (REFEREE)
300 Cadman Plaza West
One Pierrepont Plaza, 12th Floor
Brooklyn, New York 11201

SUPREME COURT - COUNTY OF KINGS

NYCTL 1998-2 TRUST and THE BANK OF NEW YORK MELLON as Collateral Agent and Custodian for the NYCTL 1998-2 Trust, Plaintiffs -against- ANGEL 1844 REALTY CORP., et al. Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated September 6, 2018 and entered on September 17, 2018, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, located at 360 Adams Street, Room 224, Brooklyn, NY 11201 on Thursday, January 8, 2026 at 2:30 p.m.

premises situate, lying and being in the County of Kings, Borough of Brooklyn, City and State of New York, bounded and described as follows: BEGINNING at a point on the westerly side of Utica Avenue, distant 260 feet Southerly from the corner formed by the intersection of the westerly side of Utica Avenue with the southerly side of Avenue J; being a plot 100 feet by 70 feet by 100 feet by 70 feet.

Block: 7797 Lot: 60

Said premises known as 1844 UTICA AVENUE, BROOKLYN, NY

Approximate amount of lien \$35,421.61, through March 18, 2018, plus interest fees & costs.

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

Index Number 504043/2014.

ANTHONY VAUGHN JR., ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{* BKLYN DLY*}