

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

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**X**

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

Index No. 528944/22

Plaintiffs,  
- against -

**NOTICE OF SALE**

Freha Ezagui; Board of Managers of The Lefferts Gardens  
Condominium; Fidelity National Title Insurance  
Company; New York City Department of Finance,

Tax Lien Foreclosure of:  
770B Lefferts Avenue, Unit  
P17, Brooklyn, NY 11203  
(Block: 01429, Lot: 1217)

Defendants.

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**X**

**PURSUANT TO** a judgment of foreclosure and sale entered October 14, 2025, I will sell at public auction in Courtroom 224 at the Kings County Supreme Court located at 360 Adams Street, Brooklyn, NY 11201 on **January 8, 2026 at 2:30 p.m.**, premises known as 770B Lefferts Avenue, Unit P17, Brooklyn, NY 11203 a/k/a (Block: 01429, Lot: 1217). See Schedule A of Judgment. Approximate amount of judgment is \$5,059.08 and \$2,549.85, 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.

Bruno Frank Codispoti, Esq.  
Referee

THE DELLO-IACONO LAW GROUP, P.C.  
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Our File No.: 22-000116