

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. JAIRRABRANDY REALTY ENTERPRISES LLC, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated July 19, 2022 and entered on September 1, 2022, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY on November 6, 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 8258 and Lot 32.

Said premises may also be known as 9304 Avenue L, Brooklyn, NY.

Approximate amount of judgment is \$261,280.04 plus interest and costs.

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

Index #1959/2017.

Gregory M. LaSpina, Esq., Referee

The Law Office of Thomas P. Malone, PLLC, 60 East 42nd Street, Suite 553, New York, New York 10165, 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-

JAIRRABRANDY REALTY ENTERPRISES LLC, FRED
PADOVANO, L 9304 CORP., ROY M. SPARBER LLC, JOSHUA
HARRIS DOING BUSINESS AS JOSHUAS REALTY, CITY OF
NEW YORK ENVIRONMENTAL CONTROL BOARD,

Defendants.

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AFFIDAVIT OF SERVICE

Tax Lien Foreclosure

Block: 8258; Lot: 32
a/k/a 9304 Avenue L
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 60 East 42nd Street, Suite 553, New York, New York, 10165.

That on the 23rd day of September, 2025, deponent served the within:

NOTICE OF SALE

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

Gabriel R. Korinman, Esq.
Lester Korinman Kamran & Masini, P.C. f/k/a Lester & Associates, P.C.
Attorneys for Defendant Jairrabrandy Realty Enterprises LLC
600 Old Country Road, Suite 330
Garden City, NY 11530

Fred Padovano
15 Geranium Place
Wallington, NJ 07057

Roach & Lin, P.C. f/k/a Peter T. Roach & Associates, P.C.
Attorneys for Defendant L 9304 Corp.
6851 Jericho Turnpike, Suite 185
Syosset, NY 11791

Roy M. Sparber, Esq.
The Law Firm of Roy M. Sparber, LLC
Defendant *pro-se*
225 Broadway, Suite 1604
New York, NY 10007

Joshua Harris doing business as Joshuas Realty
Defendant *pro-se*
124-06 Rockaway Boulevard - 2nd Floor
South Ozone Park, NY 11420

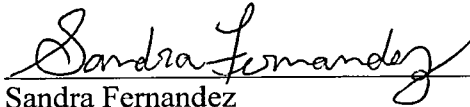
City of New York Environmental Control Board
c/o Corporation Counsel of the City of New York
100 Church Street
New York, NY 10007

Gregory M. LaSpina, Esq. as Referee
Borchert & LaSpina, P.C.
1902 Whitestone Expressway, Suite 302
Whitestone, NY 11357

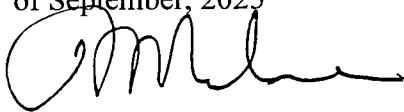
Vivian M. Williams, Esq.
Attorney for Non-Party 9304 Avenue L, LLC
733 Third Avenue – 16th Floor
New York, NY 10017

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

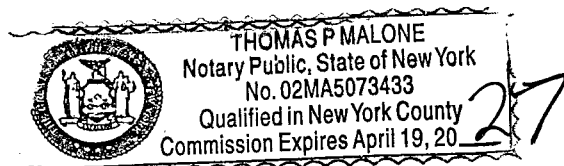
at the addresses designated for that purpose by depositing a true copy(ies) of same enclosed in a postpaid properly addressed wrapper(s), in a post office official depository under the exclusive care and custody of the United States Postal Services within New York County.


Sandra Fernandez

Sworn to before me this 23rd day
of September, 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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NYCTL 1998-2 TRUST and THE BANK OF NEW YORK MELLON as Collateral Agent and Custodian,

Plaintiffs,

-against-

JAIRRABRANDY REALTY ENTERPRISES LLC, FRED PADOVANO, L 9304 CORP., ROY M. SPARBER
LLC, JOSHUA HARRIS DOING BUSINESS AS JOSHUAS REALTY, CITY OF NEW YORK
ENVIRONMENTAL CONTROL BOARD,

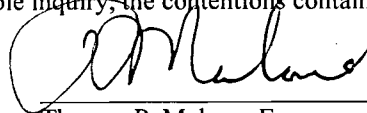
Defendants.

NOTICE OF SALE WITH AFFIDAVIT OF SERVICE

THE LAW OFFICE OF THOMAS P. MALONE, PLLC

Attorneys for Plaintiffs
60 East 42nd Street, Suite 553
New York, New York 10165
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.