

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

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NYCTL 2021-A TRUST and The Bank of New York Mellon as
Collateral Agent and Custodian,

Plaintiffs,
- against -

Index No. 504759/23
NOTICE OF SALE

Tax Lien Foreclosure of:
197 Rockaway Avenue,
Brooklyn, NY 11233
(Block: 01435, Lot: 0002)

David Sepulveda, as proposed Administrator and Heir and Distributee of the Estate of Robert Sepulveda; Gabriel Sepulveda as Heir and Distributee of the Estate of Robert Sepulveda; Maria A. Sepulveda as Heir and Distributee of the Estate of Robert Sepulveda; Roberto A. Sepulveda, Jr., as Heir and Distributee of the Estate of Robert Sepulveda; Roberto A. Sepulveda, as Heir and Distributee of the Estate of Robert Sepulveda; Christian A. Sepulveda as Heir and Distributee of the Estate of Robert Sepulveda; New York State Department of Taxation and Finance; New York City Environmental Control Board; New York City Parking Violations Bureau; New York City Transit Adjudication Bureau; United States of America (Eastern District); Ibrahim Mohammed,

Defendants.

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PURSUANT TO a judgment of foreclosure and sale entered March 25, 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 **June 26, 2025 at 2:30 p.m.**, premises known as 197 Rockaway Avenue, Brooklyn, NY 11233 a/k/a (Block: 01435, Lot: 0002). See Schedule A of Judgment. Approximate amount of judgment is \$4,747.16, 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.

Bart Russo, Esq.
Referee

THE DELLO-IACONO LAW GROUP, P.C.
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Our File No.: 22-000199