

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. GENE MOY, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated August 16, 2022 and entered on August 31, 2022, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY on January 8, 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 4135 and Lot 69.

Said premises may also be known as 3451 Fulton Street, Brooklyn, NY.

Approximate amount of judgment is \$23,900.81 plus interest and costs.

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

Index #2114/2016.

Simon Shamoun, 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-

GENE MOY, if living, and if he/she be dead, his/her representative
heirs at law, next of kin, distributees, executors, administrators,
trustees, devisees, legatees, assignees, lienors, creditors, and
successors in interest, and generally all persons having or claiming
under, by or through said defendants who may be deceased, by
purchase, inheritance, lien or otherwise, any right, title or interest in
and to the premises described in the amended complaint herein,
HOME HEATING OIL CORP., NEW YORK STATE
DEPARTMENT OF TAXATION & FINANCE, THE UNITED
STATES OF AMERICA INTERNAL REVENUE SERVICE, LOS
TAXES,

Defendants.

Index No. 2114/2016

AFFIDAVIT OF SERVICE

Tax Lien Foreclosure

Block: 4135; Lot: 69
a/k/a 3451 Fulton 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 3rd 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:

Doron A. Leiby, Esq. as Guardian Ad Litem
and Military Attorney for Defendant Gene Moy, if living, if dead, etc.
Miller, Leiby & Associates, P.C.
32 Broadway – 13th Floor
New York, NY 10004

Home Heating Oil Corp.
P.O. Box 564520
College Point, NY 11356

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

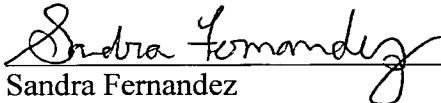
The United States of America
Joseph Nocella, Jr., Acting United States Attorney
c/o Cyril Murray, Special Assistant U.S. Attorney
Eastern District of New York
271 Cadman Plaza East
Brooklyn, NY 11201

Los Taxes
3451 Fulton Street – 1st Floor
Brooklyn, NY 11208

Simon Shamoun, Esq. as Referee
Kampessis & Shamoun, PLLC
430 Bay Ridge Parkway
Brooklyn, NY 11209

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

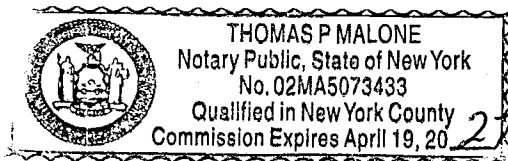
at the addresses designated for that purpose by depositing a true copy(ies) of same enclosed in a postpaid properly addressed wrapper(s), in a post office official depository under the exclusive care and custody of the United States Postal Services within New York County.


Sandra Fernandez

Sworn to before me this 3rd 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. 2114/2016

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

Plaintiffs,

-against-

GENE MOY, if living, and if he/she be dead, his/her representative heirs-at-law, next of kin, distributees, executors, administrators, trustees, devisees, legatees, assignees, lienors, creditors, and successors in interest, and generally all persons having or claiming under, by or through said defendants who may be deceased, by purchase, inheritance, lien or otherwise, any right, title or interest in and to the premises described in the amended complaint herein, HOME HEATING OIL CORP., NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE, THE UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE, LOS TAXES,

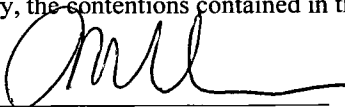
Defendants.

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.