

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. PATRICK J. HANNON, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale dated June 10, 2025 and entered on September 19, 2025, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY on January 22, 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 5793 and Lot 115.

Said premises may also be known as No # 61st Street a/k/a Rear of 618, 620, 622 61st Street, Brooklyn, NY.

Approximate amount of judgment is \$114,983.93 plus interest and costs.

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

Index #979/2018.

Steven D. Cohn, 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-

PATRICK J. HANNON, 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, BRIDGET E. HANNON, 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, THE CITY OF NEW YORK, JIAN GUANG YOU, ZHONG PING CHEN, YAMEI YOU, MEIFANG LIU, MEIQIN LIU, YIM WAH WONG, NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE, THE UNITED STATES OF AMERICA,

Defendants.

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AFFIDAVIT OF SERVICE

Tax Lien Foreclosure

Block: 5793; **Lot:** 115
a/k/a No # 61st Street
a/k/a Rear of 618, 620,
622 61st 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 8th day of December, 2025, deponent served the within:

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

Sol Needle, Esq. as Guardian Ad Litem and Military
Attorney for Defendants Patrick J. Hannon and Bridget E. Hannon
Wyetzner & Needle
26 Bassett Avenue
Brooklyn, NY 11234

Muriel Goode-Trufant
Corporation Counsel of the City of New York
Attn: Joy Anakhu, Senior Counsel
Attorney for Defendant The City of New York
100 Church Street, Room 3-118
New York, NY 10007

Jian Guang You
24 4th Street
Washington, PA 15301

Zhong Ping Chen
24 4th Street
Washington, PA 15301

Yamei You
618 61st Street
Brooklyn, NY 11220

Meifang Liu
13425 Franklin Avenue, Apt. 203
Flushing, NY 11355

Meiqin Liu
13425 Franklin Avenue, Apt. 203
Flushing, NY 11355

Robert N. Lerner, Esq.
Attorney for Defendant Yim Wah Wong
828 64th Street, Room 2A
Brooklyn, NY 11220

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

Steven D. Cohn, Esq. as Referee
16 Court Street, Suite 2304
Brooklyn, NY 11241

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.

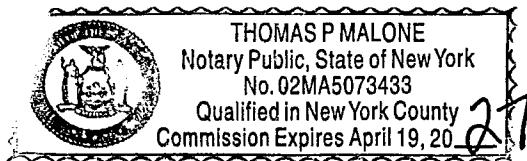


Sandra Fernandez

Sworn to before me this 8th day
of December, 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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Plaintiffs,

-against-

PATRICK J. HANNON, 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, BRIDGET E. HANNON, 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, THE CITY OF NEW YORK, JIAN GUANG YOU, ZHONG PING CHEN, YAMEI YOU, MEIFANG LIU, MEIQIN LIU, YIM WAH WONG, NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE, THE UNITED STATES OF AMERICA,

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.