

**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,

Index No. 528943/22

**NOTICE OF SALE**

Plaintiffs,  
- against -

Tax Lien Foreclosure of:  
770B Lefferts Avenue, Unit  
P19, Brooklyn, NY 11203  
(Block: 01429, Lot: 1219)

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

Defendants.

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**PURSUANT TO** a judgment of foreclosure and sale entered March 27, 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 770B Lefferts Avenue, Unit P19, Brooklyn, NY 11203 a/k/a (Block: 01429, Lot: 1219). See Schedule A. 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.

Michele Augusta Baptiste, Esq.  
Referee

THE DELLO-IACONO LAW GROUP, P.C.  
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Our File No.: 22-000115