

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

X

NYCTL 1998-2 TRUST and The Bank of New York
Mellon as Collateral Agent and Custodian,

Index No. 528165/22

Plaintiffs,
- against -

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

Defendants.

X**NOTICE OF SALE**

Tax Lien Foreclosure of:
770C Lefferts Avenue, Unit
P24, Brooklyn, NY 11203
(Block: 01429, Lot: 1224)

PURSUANT TO a judgment of foreclosure and sale entered October 7, 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 **December 4, 2025 at 2:30 p.m.**, premises known as 770C Lefferts Avenue, Unit P24, Brooklyn, NY 11203 a/k/a (Block: 01429, Lot: 1224). See Schedule A of Judgment. 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.

Bruno Frank Codispoti, Esq.
Referee

THE DELLO-IACONO LAW GROUP, P.C.
Attorneys for Plaintiffs
312 Larkfield Road, Lower Level
East Northport, NY 11731
(631) 861-3001
Our File No.: 22-000112