

## **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. FRANK MINERVA, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale dated April 8, 2025 and entered on July 28, 2025, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY on November 6, 2025 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 7326 and Lot 16.

Said premises may also be known as 2050 East 22 Street, Brooklyn, NY.

Approximate amount of judgment is \$44,436.01 plus interest and costs.

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

Index #525821/2023.

Dominick R. Dale, Esq., Referee

The Law Office of Thomas P. Malone, PLLC, 60 East 42nd Street, Suite 553, New York, New York  
10165, 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-

FRANK MINERVA, CITY OF NEW YORK ENVIRONMENTAL  
CONTROL BOARD, "JANE SMITH NO. 1," "JOHN SMITH NO.  
1," "JANE SMITH NO. 2,"

Defendants.

Index No. 525821/2023

**AFFIDAVIT OF SERVICE**

**Tax Lien Foreclosure**

**Block: 7326; Lot: 16**  
a/k/a 2050 East 22 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 60 East 42<sup>nd</sup> Street, Suite 553, New York, New York, 10165.

That on the 16<sup>th</sup> day of September, 2025, deponent served the within:

**NOTICE OF SALE**

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

Frank Minerva  
2050 East 22<sup>nd</sup> Street, Apt. 1  
Brooklyn, NY 11229

City of New York Environmental Control Board  
c/o Corporation Counsel of the City of New York  
100 Church Street  
New York, NY 10007

"Jane Smith No. 1"  
2050 East 22<sup>nd</sup> Street, Apt. 1  
Brooklyn, NY 11229

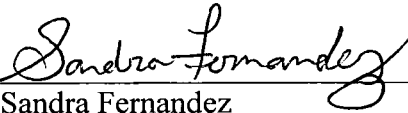
"John Smith No. 1"  
2050 East 22<sup>nd</sup> Street, Apt. 2  
Brooklyn, NY 11229

"Jane Smith No. 2"  
2050 East 22<sup>nd</sup> Street, Apt. 2  
Brooklyn, NY 11229

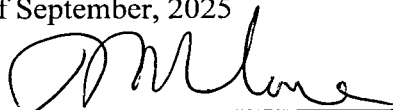
Dominick R. Dale, Esq. as Referee  
70-02 Nansen Street  
Forest Hills, NY 11375

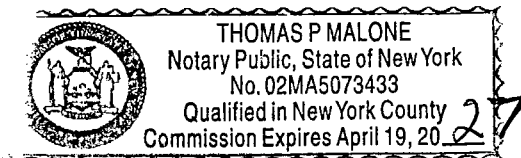
Foreclosure Department  
Supreme Court, Kings County  
360 Adams Street, Room 766  
Brooklyn, NY 11201

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 16<sup>th</sup> day  
of September, 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. 525821/2023

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

Plaintiffs,

-against-

FRANK MINERVA, CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD, "JANE SMITH NO. 1," "JOHN SMITH NO. 1," "JANE SMITH NO. 2,"

Defendants.

---

---

**NOTICE OF SALE WITH AFFIDAVIT OF SERVICE**

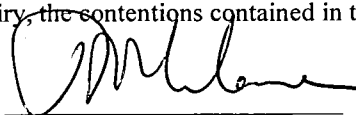
---

---

**THE LAW OFFICE OF THOMAS P. MALONE, PLLC**

Attorneys for Plaintiffs  
60 East 42<sup>nd</sup> Street, Suite 553  
New York, New York 10165  
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.