

## **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. 1255 BUSHWICK AVE LLC, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale dated September 10, 2024 and entered on September 23, 2024, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY on December 11, 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 3402 and Lot 1003.

Said premises may also be known as 1255 Bushwick Avenue, Parking Space P3, Brooklyn, NY.

Approximate amount of judgment is \$3,702.57 plus interest and costs.

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

Index #532194/2022.

Gregory T. Cerchione, 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,

Index No. 532194/2022

Plaintiffs,

-against-

1255 BUSHWICK AVE LLC, THE BOARD OF MANAGERS OF  
THE 1255 BUSHWICK AVENUE CONDOMINIUM, NEW  
YORK CITY DEPARTMENT OF FINANCE,

**AFFIDAVIT OF SERVICE**

**Tax Lien Foreclosure**

**Block:** 3402; **Lot:** 1003  
a/k/a 1255 Bushwick Avenue  
Parking Space P3  
Brooklyn, New York

Defendants.

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 – 16<sup>th</sup> FL, New York, New York, New York, 10017.

That on the 24<sup>th</sup> day of October, 2025, deponent served the within:

**NOTICE OF SALE**

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

1255 Bushwick Ave LLC  
308 Malcolm X Boulevard  
Brooklyn, NY 11233

The Board of Managers of The 1255 Bushwick Condominium  
82-17 153<sup>rd</sup> Avenue, Suite 206  
Howard Beach, NY 11414

New York City Department of Finance  
c/o Corporation Counsel of the City of New York  
100 Church Street – 1<sup>st</sup> Floor  
New York, NY 10007

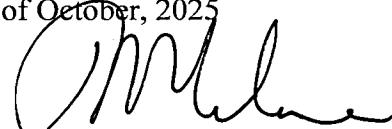
Gregory T. Cerchione, Esq. as Referee  
Subin Associates LLP  
150 Broadway – 23<sup>rd</sup> Floor  
New York, NY 10038

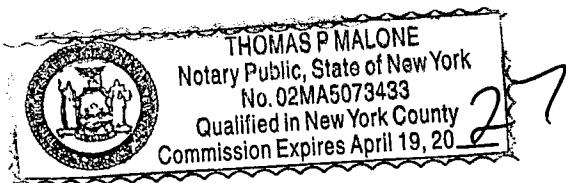
Foreclosure Department  
Supreme Court, Kings County  
360 Adams Street, Room 766  
Brooklyn, NY 11201

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  
Sandra Fernandez

Sworn to before me this 24<sup>th</sup> day  
of October, 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. 532194/2022

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

Plaintiffs,

-against-

1255 BUSHWICK AVE LLC, THE BOARD OF MANAGERS OF THE 1255 BUSHWICK AVENUE  
CONDOMINIUM, NEW YORK CITY DEPARTMENT OF FINANCE,

Defendants.

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**NOTICE OF SALE WITH AFFIDAVIT OF SERVICE**

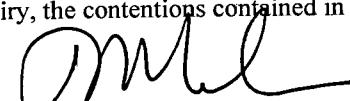
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**THE LAW OFFICE OF THOMAS P. MALONE, PLLC**

Attorneys for Plaintiffs  
100 Park Avenue – 16<sup>th</sup> 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.