

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND, NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN FOR THE NYCTL 1998-2 TRUST, Plaintiff, vs. GRACE HALL RICHARDSON AS TEMPORARY ADMINISTRATOR C.T.A. OF THE ESTATE OF LULA MAE HALL, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated June 2, 2025 and entered on June 6, 2025, I, the undersigned Referee will sell at public auction at the Richmond County Courthouse, Courtroom 112, 18 Richmond Terrace, Staten Island, NY on January 8, 2026 at 10:00 a.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 Staten Island, County of Richmond, City and State of New York, Block 47 and Lot 56.

Said premises may also be known as 255 York Avenue, Staten Island, NY.

Approximate amount of judgment is \$13,514.49 plus interest and costs.

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

Index #150375/2013.

Michael J. DeSantis, 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 RICHMOND

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

Plaintiffs,

-against-

GRACE HALL RICHARDSON AS TEMPORARY
ADMINISTRATOR C.T.A. OF THE ESTATE OF LULA MAE
HALL, NEW YORK STATE DEPARTMENT OF TAXATION
AND FINANCE, CITY OF NEW YORK PARKING
VIOLATIONS BUREAU, CITY OF NEW YORK
ENVIRONMENTAL CONTROL BOARD, DONNA BRABHAM,
DARLENE BRABHAM, JANICE BRABHAM,

Defendants.

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AFFIDAVIT OF SERVICE

Tax Lien Foreclosure

Block: 47; Lot: 56

a/k/a 255 York Avenue
Staten Island, 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 3rd day of November, 2025, deponent served the within:

NOTICE OF SALE

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

Jeffrey F. G. Borrell, Esq.
Borrell & Riso, LLP
Attorneys for Defendant Grace Hall
Richardson as Temporary
Administrator c.t.a. of the Estate of
Lula Mae Hall
1500 Hylan Boulevard
Staten Island, NY 10305

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

City of New York
Parking Violations Bureau
c/o Corporation Counsel
of the City of New York
100 Church Street
New York, NY 10007

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

Donna Brabham
255 York Avenue
Staten Island, NY 10301

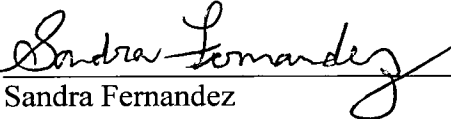
Darlene Brabham
255 York Avenue
Staten Island, NY 10301

Janice Brabham
255 York Avenue
Staten Island, NY 10301

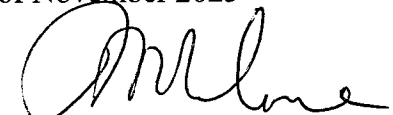
Michael J. DeSantis, Esq. as Referee
MJD Law Group, PLLC
1110 South Avenue, Suite 301
Staten Island, NY 10314

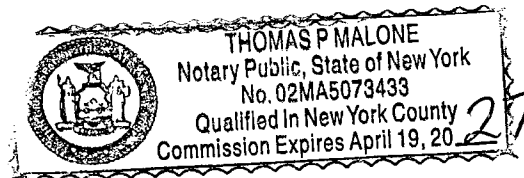
Thomas J. Cone, Esq.
The Law Offices of
Thomas J. Cone, Esq., PLLC
Attorneys for Non-Party New Vanderbilt
Rehabilitation and Care Center, Inc.
420 Lexington Ave, Suite 300
New York, NY 10170

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 3rd day
of November 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 RICHMOND

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NYCTL 1998-2 Trust,

Plaintiffs,

-against-

GRACE HALL RICHARDSON AS TEMPORARY ADMINISTRATOR C.T.A. OF THE ESTATE OF LULA
MAE HALL, NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, CITY OF NEW YORK
PARKING VIOLATIONS BUREAU, CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD,
DONNA BRABHAM, DARLENE BRABHAM, JANICE BRABHAM,

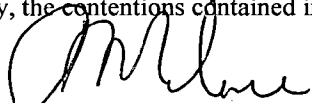
Defendants.

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.