

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. THE PUBLIC ADMINISTRATOR OF KINGS COUNTY AS ADMINISTRATOR OF THE ESTATE OF DOROTHY NILES, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale dated September 3, 2024 and entered on September 24, 2024, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY on February 13, 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 4903 and Lot 49.

Said premises may also be known as 145 East 32 Street, Brooklyn, NY.

Approximate amount of judgment is \$137,741.53 plus interest and costs on the 2008 Tax Lien, \$72,699.18 plus interest and costs on the 2010 Tax Lien, \$54,615.73 plus interest and costs on the 2012 Tax Lien, and \$18,065.04 plus interest and costs on the 2014 Tax Lien.

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

Index #332/2017.

Arthur W. Greig, 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-

THE PUBLIC ADMINISTRATOR OF KINGS COUNTY AS
ADMINISTRATOR OF THE ESTATE OF DOROTHY NILES,
WALLACE NILES A/K/A WALLACE M. NILES,
COMMISSIONER OF SOCIAL SERVICES OF THE CITY OF
NEW YORK, THE BROOKLYN UNION GAS COMPANY, CITY
OF NEW YORK DEPARTMENT OF HOUSING,
PRESERVATION & DEVELOPMENT, CITY OF NEW YORK
ENVIRONMENTAL CONTROL BOARD, NEW YORK CITY
TRANSIT AUTHORITY TRANSIT ADJUDICATION BUREAU,
NEW YORK STATE DEPARTMENT OF TAXATION &
FINANCE, THE UNITED STATES OF AMERICA INTERNAL
REVENUE SERVICE, SHELLY CADUEUS,

Defendants.

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AFFIDAVIT OF SERVICE

Tax Lien Foreclosure

Block: 4903; Lot: 49
a/k/a 145 East 32 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 42nd Street, Suite 553, New York, New York, 10165.

That on the 13th day of December, 2024, deponent served the within:

NOTICE OF SALE

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

Charles G. Fiore, Esq.
Lewis & Fiore, Esqs.
Attorneys for Defendant The Public Administrator of Kings County
as Administrator of the Estate of Dorothy Niles
225 Broadway, Suite 3300
New York, NY 10007

Wallace Niles a/k/a Wallace M. Niles
145 East 32nd Street
Brooklyn, NY 11226

Commissioner of Social Services of the City of New York
250 Church Street – 7th Floor
New York, NY 10013

The Brooklyn Union Gas Company
One Metrotech Center
Brooklyn, NY 11201

Muriel Goode-Trufant
Acting Corporation Counsel of the City of New York
Attn: Joy Anakhu, Senior Counsel
Attorney for The City of New York on behalf of Defendant City of New York
Department of Housing, Preservation & Development
100 Church Street, Room 3-118
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

New York City Transit Authority Transit Adjudication Bureau
130 Livingston Street
Brooklyn, NY 11201

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

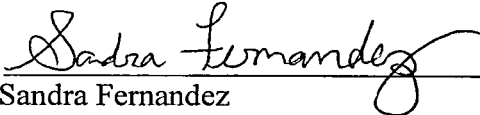
Breon Peace, United States Attorney
Attn: Madeline O'Connor, Assistant U.S. Attorney
Attorney for Defendant The United States of America Internal Revenue Service
Eastern District of New York
271 Cadman Plaza East
Brooklyn, NY 11201

Shelly Cadueus
145 East 32nd Street
Brooklyn, NY 11226

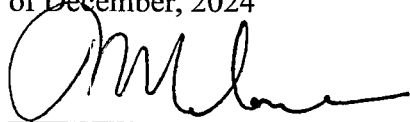
Arthur W. Greig, Esq. as Referee
98 Riverside Drive, Suite 4H
New York, NY 10024

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 13th day
of December, 2024



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

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Plaintiffs,

-against-

THE PUBLIC ADMINISTRATOR OF KINGS COUNTY AS ADMINISTRATOR OF THE ESTATE OF DOROTHY NILES, WALLACE NILES A/K/A WALLACE M. NILES, COMMISSIONER OF SOCIAL SERVICES OF THE CITY OF NEW YORK, THE BROOKLYN UNION GAS COMPANY, CITY OF NEW YORK DEPARTMENT OF HOUSING, PRESERVATION & DEVELOPMENT, CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD, NEW YORK CITY TRANSIT AUTHORITY TRANSIT ADJUDICATION BUREAU, NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE, THE UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE, SHELLY CADUEUS,

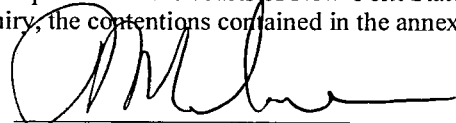
Defendants.

NOTICE OF SALE WITH AFFIDAVIT OF SERVICE

THE LAW OFFICE OF THOMAS P. MALONE, PLLC

Attorneys for Plaintiffs
60 East 42nd 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.