

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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

Index No. 509319-18

IAS Part FRP2
(Neckles, J.)

Plaintiffs,

- against -

FOCUSED ENTERPRISES LTD; THE STATE OF NEW
YORK – DEPARTMENT OF LABOR; THE STATE OF
NEW YORK – DEPARTMENT OF TAXATION
AND FINANCE; THE CITY OF NEW YORK –
DEPARTMENT OF FINANCE; THE CITY OF NEW
YORK – ENVIRONMENTAL CONTROL BOARD;
MACON FUNDING LLC; MICHAEL KING, ESQ.,
As Referee; HOME HEATING OIL CORP.; and
USD 322 MACON FUNDING LLC,

NOTICE
OF SALE

Defendants.

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In pursuance and by virtue of a Judgment of Foreclosure and Sale duly granted and entered herein on or about July 17, 2024, I, the Referee, duly appointed in this action for such purpose, will expose for sale and sell at public auction to the highest bidder on December 19, 2024, at 2:30 p.m. in Courtroom 224 of the Kings County Supreme Court, at 360 Adams Street, Brooklyn, New York 11201, the liened premises designated as Block 1669, Lot 1, in the City of New York, County of Kings and Borough of Brooklyn and known as 322 Macon Street (a/k/a 429/437 Marcus Garvey Blvd. a/k/a 437C Marcus Garvey Blvd.), Brooklyn, New York 11233, directed in and by said judgment to be sold, and more particularly described, of which the premises is a part, as follows:

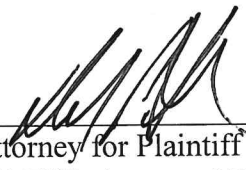
See attached “Schedule A” hereto.

The approximate amount of the judgment is \$120,888.11 plus interest and other charges, and the property is being sold subject to the terms and conditions stated in the judgment, any prior encumbrances and the terms of sale which shall be available at the time of sale. The sale is subject to the COVID rules and restrictions of the Court, including, but not limited to, social distancing, wearing of masks, temperature checks and COVID assessments and questionnaires.

Dated: November 20, 2024
New York, New York

Jeffrey Robert Miller, Esq.
Referee
32 Broadway, 13th Floor
New York, New York 10004
(212) 227-4200

DAVID P. STICH, ESQ.



Attorney for Plaintiff
521 Fifth Avenue, 17th Floor
New York, New York 10175
(646) 554-4421

TO:

Focused Enterprises Ltd.
733 Madison Street
Brooklyn, New York 11221

And

433 Marcus Garvey Blvd.
Brooklyn, New York 11216

The State of New York
Department of Labor
Harriman Campus, Building 12
Albany, New York 12227

The State of New York –
Department of Taxation and Finance
Harriman Campus, Building 9
Albany, New York 12227

The City of New York –
Department of Finance
375 Pearl Street, 30th Floor
New York, New York 11201
Attn: Bernard Tordesillas, Esq.

The City of New York –
Environmental Control Board
66 John Street, 10th Floor
New York, New York 10038

Macon Funding LLC
c/o Hirshmark Capital LLC
15 W. 26th Street, Suite 901
New York, New York 10010

Michael King, Esq.,
As Referee
256 93rd Street
Brooklyn, New York 11209

Home Heating Oil Corp.
92 East 98th Street
Brooklyn, New York 11212

Kriss & Feuerstein, LLP
Attorneys for USD 322 Macon Funding LLC
Named herein as “John Doe No. 1”
360 Lexington Avenue, Suite 1200
New York, New York 10017
(212) 661-2900

Jeffrey Robert Miller, Esq.
Referee
32 Broadway, 13th Floor
New York, New York 10004

Office of Foreclosure
Kings County Supreme Court
360 Adams Street
Brooklyn, New York 11201

SCHEDULE A

Schedule A DescriptionTitle Number **NW 05-7671K**Policy Number: **7410632-33444**Page **1**

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, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Macon Street, with the easterly side of Sumner Avenue;

RUNNING THENCE southerly along the easterly side of Sumner Avenue, a distance of one hundred (100) feet;

THENCE easterly parallel with Macon Street, twenty-two (22) feet;

THENCE northerly and parallel with Sumner Avenue and part of the distance through a party wall one hundred (100) feet to the southerly side of Macon Street;

THENCE westerly along the southerly side of Macon Street, twenty-two (22) feet to the point or place of **BEGINNING**.

SAID PREMISES being known as 429/437 MARCUS GARVEY BOULEVARD, BROOKLYN, NY 11216, A/K/A 429/437 SUMNER AVENUE, A/K/A 322 MACON STREET.

THIS DESCRIPTION HAS BEEN AMENDED TO CORRECT THE DESCRIPTION OF DEED IN REEL 2422 PAGE 1828 AND ONWARDS TO THE CURRENT DEED OF RECORD.

Lucas
affore family dwelling