

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. MICHAEL DOLCEMORE, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated April 9, 2024 and entered on June 10, 2024,
I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom
224, 360 Adams Street, Brooklyn, NY on September 12, 2024 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 6713 and Lot
21.

Said premises may also be known as 1040 East 12 Street, Brooklyn, NY.

Approximate amount of judgment is \$41,602.45 plus interest and costs.

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

Index #518499/2021.

COVID-19 safety protocols will be followed at the foreclosure sale.

Edward A. Vincent 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-

MICHAEL DOLCEMORE, SARA SINGERMAN, CITY OF NEW
YORK PARKING VIOLATIONS BUREAU, CITY OF NEW
YORK ENVIRONMENTAL CONTROL BOARD, NEW YORK
STATE DEPARTMENT OF TAXATION & FINANCE,

Defendants.

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AFFIDAVIT OF SERVICE

Tax Lien Foreclosure

Block: 6713; Lot: 21
a/k/a 1040 East 12 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 25th day of July, 2024, deponent served the within:

NOTICE OF SALE

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

Michael Dolcemore
1040 East 12th Street
Brooklyn, NY 11230

-and-

2020 Kings Highway, Apt. 6H
Brooklyn, NY 11229

Sara Singerman
1040 East 12th Street
Brooklyn, NY 11230

-and-

2020 Kings Highway, Apt. 6H
Brooklyn, NY 11229

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

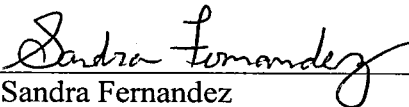
Michele Mirro, of Counsel to the Special Assistant Corporation Counsel
Attorney for New York City Department of Finance
o/b/o Defendant City of New York Environmental Control Board
Office of Legal Affairs
375 Pearl Street – 30th Floor
New York, NY 10038

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

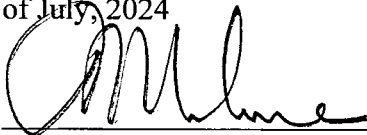
Edward A. Vincent, Esq. as Referee
Borchert & LaSpina, P.C.
1902 Whitestone Expressway, Suite 302
Whitestone, NY 11357

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

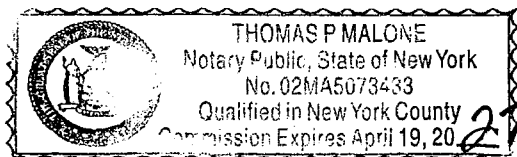
at the addresses designated for that purpose by depositing a true copy(ies) of same enclosed in a postpaid properly addressed wrapper(s), in a post office official depository under the exclusive care and custody of the United States Postal Services within New York County.


Sandra Fernandez

Sworn to before me this 25th day
of July, 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-

MICHAEL DOLCEMORE, SARA SINGERMAN, CITY OF NEW YORK PARKING VIOLATIONS
BUREAU, CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD, NEW YORK STATE
DEPARTMENT OF TAXATION & FINANCE,

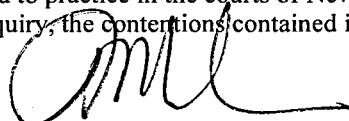
Defendants.

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.