

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. MRAG DEVELOPMENT LLC, ET AL.,
Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale dated July 2, 2024 and entered on July 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 October 10, 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 3379 and Lot 12.

Said premises may also be known as 1492 Putnam Avenue, Brooklyn, NY.

Approximate amount of judgment is \$10,533.26 plus interest and costs.

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

Index #531083/2022.

Edward 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-

MRAG DEVELOPMENT LLC, CITY OF NEW YORK
ENVIRONMENTAL CONTROL BOARD, MARLON CABRERA,
ABIGAIL CABRERA, ANGEL CABRERA, CARLOS "SMITH,"
ANGELA "SMITH," RAFAELA "SMITH," ANTONIO "SMITH,"

Defendants.

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AFFIDAVIT OF SERVICE

Tax Lien Foreclosure

Block: 3379; Lot: 12
a/k/a 1492 Putnam Avenue
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 20th day of August, 2024, deponent served the within:

NOTICE OF SALE

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

MRAG Development LLC
1492 Putnam Avenue
Brooklyn, NY 11237

-and-

145-20 106th Avenue
Jamaica, NY 11435

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

Marlon Cabrera
1492 Putnam Avenue, Apt. 2
Brooklyn, NY 11237

Abigail Cabrera
1492 Putnam Avenue, Apt. 2
Brooklyn, NY 11237

Angel Cabrera
1492 Putnam Avenue, Apt. 2
Brooklyn, NY 11237

Carlos "Smith"
1492 Putnam Avenue, Apt. 1
Brooklyn, NY 11237

Angela "Smith"
1492 Putnam Avenue, Apt. 1
Brooklyn, NY 11237

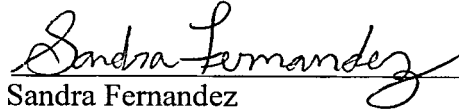
Rafaela "Smith"
1492 Putnam Avenue, Basement
Brooklyn, NY 11237

Antonio "Smith"
1492 Putnam Avenue, Basement
Brooklyn, NY 11237

Edward 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

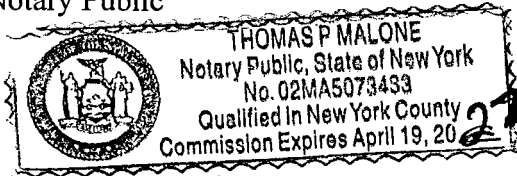
at the addresses designated for that purpose by depositing a true copy(ies) of same enclosed in a postpaid properly addressed wrapper(s), in a post office official depository under the exclusive care and custody of the United States Postal Services within New York County.


Sandra Fernandez

Sworn to before me this 20th day
of August, 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-

MRAG DEVELOPMENT LLC, CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD, MARLON CABRERA, ABIGAIL CABRERA, ANGEL CABRERA, CARLOS "SMITH," ANGELA "SMITH," RAFAELA "SMITH," ANTONIO "SMITH,"

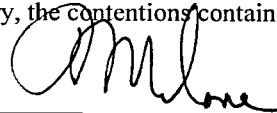
Defendants.

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.