

**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,

Index No. 519508/21

**NOTICE OF SALE**

Plaintiffs,  
- against -

Tax Lien Foreclosure of:  
275 Franklin Avenue,  
Brooklyn, NY 11205  
(Block: 01941, Lot: 0011)

267 Franklin Ave, LLC; United States of America (Eastern  
District),

Defendants.

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**PURSUANT TO** a judgment of foreclosure and sale entered March 8, 2023, and order to forfeit deposit and reset sale entered September 3, 2024, I will sell at public auction on **November 14, 2024 at 2:30 p.m.**, in Room 224 of the Kings County Courthouse located at 360 Adams Street, Brooklyn, NY 11201, premises known as 275 Franklin Avenue, Brooklyn, NY a/k/a (Block: 01941, Lot: 0011). See Schedule A. Approximate amount of judgment is \$5,429.05, plus costs and interest. Sold subject to terms and conditions to filed judgment and terms of sale and the right of the United States of America to redeem within 120 days from the date of sale as provided by law. The foreclosure sale will be conducted in accordance with the 2<sup>nd</sup> Judicial District's Covid-19 Policies. All parties attending must wear a mask and practice social distancing.

Basil Kampessis, Esq.  
Referee

THE DELLO-IACONO LAW GROUP, P.C.  
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Our File No.:21-000019