

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. COURTNEY SMITH, Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale dated October 29, 2024, and entered on February 10, 2025, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY on May 8, 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 5036 and Lot 44.

Said premises may also be known as 1142 Nostrand Avenue, Brooklyn, NY.

Approximate amount of judgment is \$38,759.48 plus interest and costs.

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

Index #1231/2017.

Michael D. Benjamin, 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-

COURTNEY SMITH, WATERFALL VICTORIA GRANTOR
TRUST JEMCAP SERIES C, 1077 MADISON STREET LLC,
CITY OF NEW YORK PARKING VIOLATIONS BUREAU,
CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD,
NEW YORK CITY TRANSIT AUTHORITY TRANSIT
ADJUDICATION BUREAU, JEFFERY "SMITH," NANCY
"SMITH," MICHAEL "SMITH," ANTHONY "SMITH," KAYLA
"SMITH,"

Defendants.

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AFFIDAVIT OF SERVICE

Tax Lien Foreclosure

Block: 5036; **Lot:** 44
a/k/a 1142 Nostrand 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 12th day of March, 2025, deponent served the within:

NOTICE OF SALE

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

Courtney Smith
Defendant pro-se
1142 Nostrand Avenue – 2nd FL
Brooklyn, NY 11225

Waterfall Victoria Grantor Trust JEMCAP Series C
1140 Avenue of the Americas – 7th FL
New York, NY 10036

Samuel Katz, Esq.
The Law Office of Samuel Katz PLLC
Attorneys for Defendant 1077 Madison Street LLC
4533 16th Avenue
Brooklyn, NY 11204

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

Jeffery "Smith"
1142 Nostrand Avenue – 2nd FL
Brooklyn, NY 11225

Nancy "Smith"
1142 Nostrand Avenue – 2nd FL
Brooklyn, NY 11225

Michael "Smith"
1142 Nostrand Avenue – 3rd FL
Brooklyn, NY 11225

Anthony "Smith"
1142 Nostrand Avenue – 3rd FL
Brooklyn, NY 11225

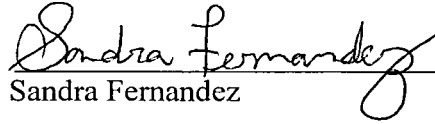
Kayla "Smith"
1142 Nostrand Avenue – 3rd FL
Brooklyn, NY 11225

Michael D. Benjamin, Esq. as Referee
Law Offices of Michael D. Benjamin
2429 East 71st Street
Brooklyn, NY 11234

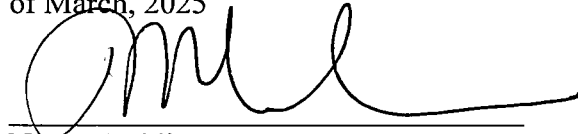
Foreclosure Department
Supreme Court, Kings County
360 Adams Street, Room 766
Brooklyn, NY 11201

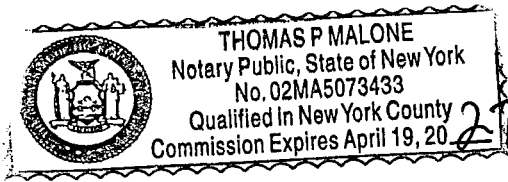
at the addresses designated for that purpose by depositing a true copy(ies) of same enclosed in a postpaid properly addressed wrapper(s), in a post office official depository under the exclusive

care and custody of the United States Postal Services within New York County.


Sandra Fernandez

Sworn to before me this 12th day
of March, 2025


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

Plaintiffs,

-against-

COURTNEY SMITH, WATERFALL VICTORIA GRANTOR TRUST JEMCAP SERIES C, 1077 MADISON STREET LLC, CITY OF NEW YORK PARKING VIOLATIONS BUREAU, CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD, NEW YORK CITY TRANSIT AUTHORITY TRANSIT ADJUDICATION BUREAU, JEFFERY "SMITH," NANCY "SMITH," MICHAEL "SMITH," ANTHONY "SMITH," KAYLA "SMITH,"

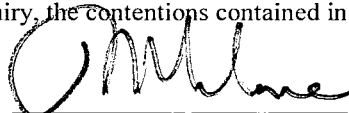
Defendants.

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.