

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. MAZEL A TRUST - BORUCH TEITELBAUM - TRUSTEE, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale dated May 28, 2024 and entered on July 18, 2024, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY on November 14, 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 2168 and Lot 1006.

Said premises may also be known as 20 Juliana Place, Unit No. 121, Brooklyn, NY.

Approximate amount of judgment is \$40,149.88 plus interest and costs.

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

Index #518728/2020.

Arthur W. Greig, 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-

MAZEL A TRUST - BORUCH TEITELBAUM - TRUSTEE,
FIRST UNION NATIONAL BANK N/K/A WELLS FARGO,
"JANE DOE," "JOHN DOE," "MS. FRIEDMAN,"

Defendants.

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AFFIDAVIT OF SERVICE

Tax Lien Foreclosure

Block: 2168; Lot: 1006

a/k/a 20 Juliana Place

Unit No. 121

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 24th day of September, 2024, deponent served the within:

NOTICE OF SALE

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

Mazel A Trust - Boruch Teitelbaum - Trustee
20 Juliana Place, Unit No. 121
Brooklyn, NY 11249

First Union National Bank n/k/a Wells Fargo
154 Spring Valley Marketplace
Spring Valley, NY 10977

"Jane Doe"
20 Juliana Place, Unit No. 121
Brooklyn, NY 11249

"John Doe"
20 Juliana Place, Unit No. 121
Brooklyn, NY 11249

"Ms. Friedman"
20 Juliana Place, Unit No. 121
Brooklyn, NY 11249


Arthur W. Greig, Esq. as Referee
98 Riverside Drive, Suite 4H
New York, NY 10024

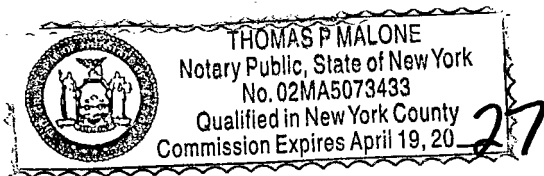
Foreclosure Department
Supreme Court, Kings County
360 Adams Street, Room 766
Brooklyn, NY 11201

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 24th day
of September, 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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NYCTL 1998-2 TRUST and THE BANK OF NEW YORK MELLON as Collateral Agent and Custodian,

Plaintiffs,

-against-

MAZEL A TRUST - BORUCH TEITELBAUM - TRUSTEE, FIRST UNION NATIONAL BANK N/K/A
WELLS FARGO, "JANE DOE," "JOHN DOE," "MS. FRIEDMAN,"

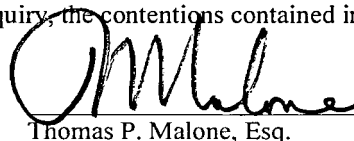
Defendants.

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.