

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF NEW YORK, NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN, Plaintiff, vs. LARISA MIKHAILOVA, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale and Decision + Order on Motion dated March 13, 2024 and entered on May 1, 2024, I, the undersigned Referee will sell at public auction in Room 130 of the New York County Courthouse, 60 Centre Street, New York, NY 10007 on January 8, 2025 at 2:15 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 Manhattan, County of New York, City and State of New York, Block 862 and Lot 1274.

Said premises may also be known as 325 5 Avenue, Unit No. S72, New York, NY.

Approximate amount of judgment is \$2,755.56 plus interest and costs.

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

Index # 157999/2020.

Sofia Balile, 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 NEW YORK

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

Plaintiffs,

-against-

LARISA MIKHAILOVA, if living, and if he/she be dead, his/her representative heirs-at-law, next of kin, distributees, executors, administrators, trustees, devisees, legatees, assignees, lienors, creditors, and successors in interest, and generally all persons having or claiming under, by or through said defendants who may be deceased, by purchase, inheritance, lien or otherwise, any right, title or interest in and to the premises described in the amended complaint herein, THE BOARD OF MANAGERS OF 325 FIFTH AVENUE CONDOMINIUM, CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD, NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE, THE UNITED STATES OF AMERICA,

Defendants.

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 42<sup>nd</sup> Street, Suite 553, New York, New York, 10165.

That on the 6th day of November, 2024, deponent served the within:

NOTICE OF SALE

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

Doron A. Leiby, Esq. as Guardian Ad Litem and Military  
Attorney for Defendant Larisa Mikhailova  
Miller, Leiby & Associates, P.C.  
32 Broadway – 13<sup>th</sup> Floor  
New York, NY 10004

Jerry A. Montag, Esq.  
Seyfarth Shaw LLP  
Attorneys for Defendant The Board of Managers  
of 325 Fifth Avenue Condominium  
620 Eighth Avenue  
New York, NY 10018

Index No. 157999/2020

**AFFIDAVIT OF SERVICE**

**Tax Lien Foreclosure**

**Block: 862; Lot: 1274**

a/k/a 325 5 Avenue

Unit No. S72

New York, New York

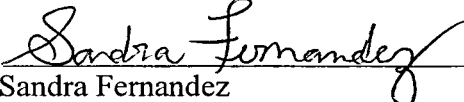
Michele Mirro, of Counsel to the Special Assistant Corporation Counsel  
Attorney for New York City Department of Finance  
o/b/o Defendant City of New York Environmental Control Board  
Office of Legal Affairs  
375 Pearl Street – 30<sup>th</sup> Floor  
New York, NY 10038

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

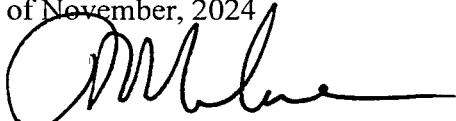
Damian Williams, United States Attorney  
Attn: John E. Gura, Jr., Assistant U.S. Attorney  
Attorneys for Defendant The United States of America  
Southern District of New York  
86 Chambers Street  
New York, NY 10007

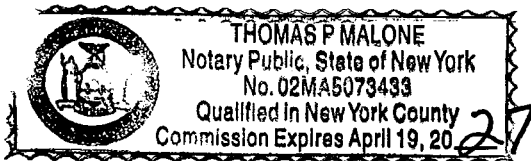
Sofia Balile, Esq. as Referee  
Law Office of Sofia Balile  
155 Water Street, Suite 311  
Brooklyn, NY 11201

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 6<sup>th</sup> day  
of November, 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 NEW YORK

Index No. 157999/2020

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Plaintiffs,

-against-

LARISA MIKHAILOVA, if living, and if he/she be dead, his/her representative heirs-at-law, next of kin, distributees, executors, administrators, trustees, devisees, legatees, assignees, lienors, creditors, and successors in interest, and generally all persons having or claiming under, by or through said defendants who may be deceased, by purchase, inheritance, lien or otherwise, any right, title or interest in and to the premises described in the amended complaint herein, THE BOARD OF MANAGERS OF 325 FIFTH AVENUE CONDOMINIUM, CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD, NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE, THE UNITED STATES OF AMERICA,

Defendants.

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**NOTICE OF SALE WITH AFFIDAVIT OF SERVICE**

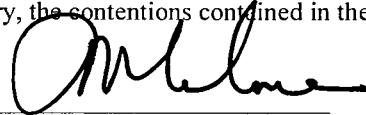
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**THE LAW OFFICE OF THOMAS P. MALONE, PLLC**

Attorneys for Plaintiffs  
60 East 42<sup>nd</sup> 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.