

## **NOTICE OF SALE**

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

Pursuant to a Judgment of Foreclosure and Sale dated December 21, 2024 and entered on December 27, 2024, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY on March 24, 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 and County of Bronx, City and State of New York, Block 3768 and Lot 5.

Said premises may also be known as 1210 White Plains Road, Bronx, NY.

Approximate amount of judgment is \$49,088.52 plus interest and costs.

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

Index #23269/2018E.

Sheldon J. Fleishman, 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 BRONX

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

Plaintiffs,

-against-

ZAKI BAJWA, MOSTAFA KAMAL, CIT BANK AS  
SUCCESSOR TO ONEWEST BANK FSB, AMOS FINANCIAL  
LLC, UNIFUND CCR LLC, EQUABLE ASCENT FINANCIAL  
LLC, CITY OF NEW YORK ENVIRONMENTAL CONTROL  
BOARD, NOEL "SMITH," RAHEL "SMITH," NUNA "SMITH,"  
AMBER MCDONALD, TATYANA MCDONALD, MARLENE  
RIVERA,

Defendants.

Index No. 23269/2018E

**AFFIDAVIT OF SERVICE**

**Tax Lien Foreclosure**

**Block: 3768; Lot: 5**

a/k/a 1210 White Plains Road  
Bronx, 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 42<sup>nd</sup> Street, Suite 553, New York, New York, 10165.

That on the 22nd day of January, 2025, deponent served the within:

NOTICE OF SALE

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

Zaki Bajwa  
1210 White Plains Road - 2<sup>nd</sup> Floor  
Bronx, NY 10472

- and -

c/o Progress Realty Inc.  
2250 Westchester Avenue  
Bronx, NY 10462

Mostafa Kamal  
1210 White Plains Road, Basement  
Bronx, NY 10472

CIT Bank as successor to OneWest Bank FSB  
75 North Fair Oaks Avenue  
Pasadena, CA 91103

Amos Financial LLC  
c/o InCorp Services, Inc.  
One Commerce Plaza, 99 Washington Avenue, Suite 805-A  
Albany, NY 12210

Unifund CCR LLC  
10625 Techwoods Circle  
Cincinnati, OH 45242

Equable Ascent Financial LLC  
160 North Franklin – 3<sup>rd</sup> Floor  
Chicago, IL 60606

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

Noel “Smith”  
1210 White Plains Road - 1<sup>st</sup> Floor  
Bronx, NY 10472

Rahel “Smith”  
1210 White Plains Road – 1<sup>st</sup> Floor  
Bronx, NY 10472

Nuna “Smith”  
1210 White Plains Road – 1<sup>st</sup> Floor  
Bronx, NY 10472

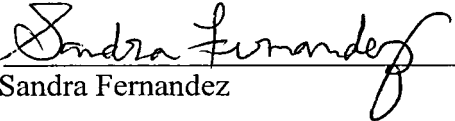
Amber McDonald  
1210 White Plains Road - 2<sup>nd</sup> Floor  
Bronx, NY 10472

Tatyana McDonald  
1210 White Plains Road - 2<sup>nd</sup> Floor  
Bronx, NY 10472


Marlene Rivera  
1210 White Plains Road - 2<sup>nd</sup> Floor  
Bronx, NY 10472

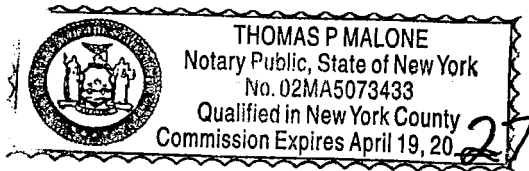
Sheldon J. Fleishman, Esq. as Referee  
575 Madison Avenue – 10<sup>th</sup> Floor  
New York, NY 10022

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 22<sup>nd</sup> day  
of January, 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 BRONX

Index No. 23269/2018E

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

Plaintiffs,

-against-

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FINANCIAL LLC, UNIFUND CCR LLC, EQUABLE ASCENT FINANCIAL LLC, CITY OF NEW YORK  
ENVIRONMENTAL CONTROL BOARD, NOEL "SMITH," RAHEL "SMITH," NUNA "SMITH," AMBER  
MCDONALD, TATYANA MCDONALD, MARLENE RIVERA,

Defendants.

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**NOTICE OF SALE WITH AFFIDAVIT OF SERVICE**

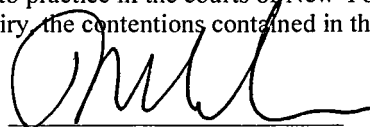
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**THE LAW OFFICE OF THOMAS P. MALONE, PLLC**

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.