

## **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. 1255 BUSHWICK AVE LLC, ET AL.,  
Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale dated  
September 10, 2024 and entered on September 23, 2024, I, the undersigned Referee will sell at  
public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn,  
NY on December 5, 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 3402 and Lot 1003.

Said premises may also be known as 1255 Bushwick Avenue, Parking Space P3, Brooklyn, NY.

Approximate amount of judgment is \$3,702.57 plus interest and costs.

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

Index #532194/2022.

Gregory T. Cerchione, 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-

1255 BUSHWICK AVE LLC, THE BOARD OF MANAGERS OF  
THE 1255 BUSHWICK AVENUE CONDOMINIUM, NEW  
YORK CITY DEPARTMENT OF FINANCE,

Defendants.

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**AFFIDAVIT OF SERVICE**

**Tax Lien Foreclosure**

**Block: 3402; Lot: 1003**

a/k/a 1255 Bushwick Avenue

Parking Space P3

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

That on the 18<sup>th</sup> day of October, 2024, deponent served the within:

NOTICE OF SALE

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

1255 Bushwick Ave LLC  
308 Malcolm X Boulevard  
Brooklyn, NY 11233

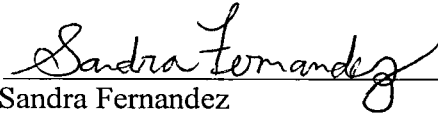
The Board of Managers of The 1255 Bushwick Condominium  
82-17 153<sup>rd</sup> Avenue, Suite 206  
Howard Beach, NY 11414

New York City Department of Finance  
c/o Corporation Counsel of the City of New York  
100 Church Street  
New York, NY 10007

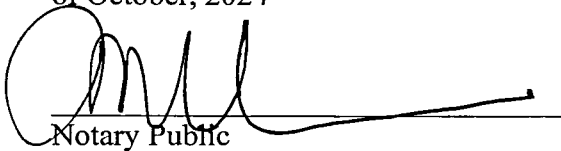
Gregory T. Cerchione, Esq. as Referee  
Subin Associates LLP  
150 Broadway – 23<sup>rd</sup> Floor  
New York, NY 10038

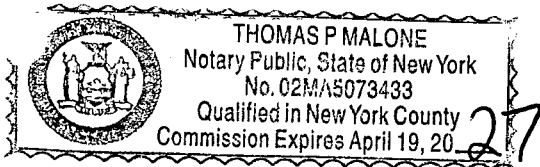
Foreclosure Department  
Supreme Court, Kings County  
360 Adams Street, Room 766  
Brooklyn, NY 11201

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 18<sup>th</sup> day  
of October, 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-

1255 BUSHWICK AVE LLC, THE BOARD OF MANAGERS OF THE 1255 BUSHWICK AVENUE  
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Defendants.

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**NOTICE OF SALE WITH AFFIDAVIT OF SERVICE**

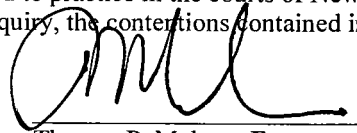
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**THE LAW OFFICE OF THOMAS P. MALONE, PLLC**

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.