

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF KINGS, NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON  
AS COLLATERAL AGENT AND CUSTODIAN, Plaintiffs, vs. 1398 HOLDINGS LLC, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale dated February 11, 2025 and entered on March 27, 2025, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY on June 12, 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 1477 and Lot 21.

Said premises may also be known as 1398 Pitkin Avenue, Brooklyn, NY.

Approximate amount of judgment is \$47,092.87 plus interest and costs.

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

Index #506892/2023.

Simon Shamoun, 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-

1398 HOLDINGS LLC, AJX MORTGAGE TRUST I A  
DELAWARE TRUST WILMINGTON SAVINGS FUND  
SOCIETY FSB TRUSTEE, MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS INC. AS NOMINEE FOR  
AMERICAN BROKERS CONDUIT, AMERICAN BROKERS  
CONDUIT A/K/A AMERICAN HOME MORTGAGE CORP.,  
APPROVED OIL CO. OF BROOKLYN INC., CITY OF NEW  
YORK ENVIRONMENTAL CONTROL BOARD, NEW YORK  
STATE DEPARTMENT OF TAXATION & FINANCE,

Defendants.

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**AFFIDAVIT OF SERVICE**

**Tax Lien Foreclosure**

**Block: 1477; Lot: 21**

a/k/a 1398 Pitkin 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 42<sup>nd</sup> Street, Suite 553, New York, New York, 10165.

That on the 21<sup>st</sup> day of April, 2025, deponent served the within:

NOTICE OF SALE

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

1398 Holdings LLC  
c/o Management  
432 Rogers Avenue  
Brooklyn, NY 11225

-and-

1398 Pitkin Avenue  
Brooklyn, NY 11233

Anthony J. Ortiz, Esq.  
Friedman Vartolo LLP  
Attorneys for Defendant AJX Mortgage Trust I a Delaware Trust  
Wilmington Savings Fund Society FSB Trustee  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530

Mortgage Electronic Registration Systems Inc. as Nominee  
for American Brokers Conduit  
c/o CT Corporation System  
28 Liberty Street  
New York, NY 10005

American Brokers Conduit a/k/a American Home Mortgage Corp.  
c/o Michael Strauss as President  
367 Great Plains Road  
Southampton, NY 11968

Approved Oil Co. of Brooklyn Inc.  
6717 4<sup>th</sup> Avenue  
Brooklyn, NY 11220

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

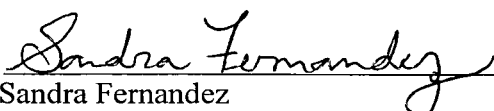
New York State Department of Taxation & Finance  
c/o Attorney General of the State of New York  
300 Motor Parkway, Suite 125  
Hauppauge, NY 11788

Simon Shamoun, Esq. as Referee  
Kampessis & Shamoun, PLLC  
430 Bay Ridge Parkway  
Brooklyn, NY 11209

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

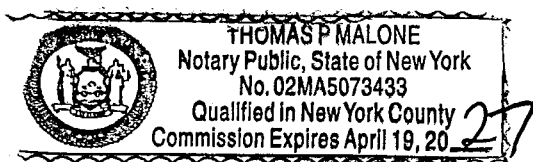
care and custody of the United States Postal Services within New York County.

  
Sandra Fernandez

Sworn to before me this 21<sup>st</sup> day  
of April, 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

Index No. 506892/2023

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

Plaintiffs,

-against-

1398 HOLDINGS LLC, AJX MORTGAGE TRUST I A DELAWARE TRUST WILMINGTON SAVINGS  
FUND SOCIETY FSB TRUSTEE, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS  
NOMINEE FOR AMERICAN BROKERS CONDUIT, AMERICAN BROKERS CONDUIT A/K/A  
AMERICAN HOME MORTGAGE CORP., APPROVED OIL CO. OF BROOKLYN INC., CITY OF NEW  
YORK ENVIRONMENTAL CONTROL BOARD, NEW YORK STATE DEPARTMENT OF TAXATION &  
FINANCE,

Defendants.

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**NOTICE OF SALE WITH AFFIDAVIT OF SERVICE**

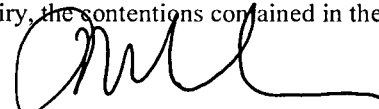
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**THE LAW OFFICE OF THOMAS P. MALONE, PLLC**

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.