

**SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS**

-----X  
NYCTL 1998-2 TRUST and The Bank of New York  
Mellon as Collateral Agent and Custodian,

Index No. 529203/22

**NOTICE OF SALE**

Plaintiffs,  
- against -

Tax Lien Foreclosure of:  
770B Lefferts Avenue, Unit  
P14, Brooklyn, NY 11203  
(Block: 1429, Lot: 1214)

Lefferts Homes, Inc.; The Board of Managers of Lefferts  
Gardens Condominium; New York State Department of  
Taxation and Finance; New York City Department of  
Finance,

Defendants.

-----X

**PURSUANT TO** a judgment of foreclosure and sale entered March 24, 2025, I will sell at public auction in Courtroom 224 at the Kings County Supreme Court located at 360 Adams Street, Brooklyn, NY 11201 on **June 12, 2025 at 2:30 p.m.**, premises known as 770B Lefferts Avenue, Unit P14, Brooklyn, NY 11203 a/k/a (Block: 01429, Lot: 1214). See Schedule A of Judgment. Approximate amount of judgment is \$5,064.07 and \$2,551.25, plus costs and interest. Sold subject to terms and conditions to filed judgment and terms of sale and the right of the United States of America to redeem within 120 days from the date of sale as provided by law.

Simon Shamoun, Esq.  
Referee

THE DELLO-IACONO LAW GROUP, P.C.  
Attorneys for Plaintiffs  
312 Larkfield Road, Lower Level  
East Northport, NY 11731  
(631) 861-3001  
Our File No.: 22-000117