

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION, AS TRUSTEE FOR
VELOCITY COMMERCIAL CAPITAL LOAN
TRUST 2022-3,

Plaintiff,

- against -

LAURENCE W. ESPEUT and NEW YORK
CITY ENVIRONMENTAL CONTROL
BOARD,

Defendants.

Index No.: 525393/2023

NOTICE OF SALE

NOTICE IS HEREBY GIVEN, that pursuant to a Final Judgment of Foreclosure and Sale entered July 29, 2024, the Referee named below will sell at a public auction, in the Kings County Supreme Court located at 360 Adams Street, Brooklyn, New York, 11201, Room 224, on December 18, 2025 at 2:30 P.M. EST, the premises commonly known as 1406 Nostrand Avenue, Brooklyn, New York 11226, described as follows:

BLOCK: 5088 LOT: 43 on the Tax Map of Kings County. ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows: BEGINNING at a point on the Westerly side of Nostrand Avenue, distant 120 feet northerly from the corner formed by the intersection of the westerly side of Nostrand Avenue with the northerly side of Martense Street; being a plot 84 feet by 20 feet by 84 feet by 20 feet.

The premises will be sold subject to the provisions of the Final Judgment of Foreclosure and Sale and the Terms of Sale.

MARK LONGO, ESQ., Referee.

Dated: New York, New York
November 18, 2025

ZEICHNER ELLMAN & KRAUSE LLP

By: /s/Steven S. Rand

Steven S. Rand
Daniel P. Rubel
Attorneys for Plaintiff
730 Third Avenue
New York, New York 10017
(212) 223-0400

TO: Donald Neidhart, Esq. (Via NYSCEF)
Attorney for Defendant
Laurence W. Espeut
2712 Grand Avenue
Bellmore, New York 11710

Laurence W. Espeut
1406 Nostrand Avenue, Apt. 2
Brooklyn, New York 11226

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

Mark A. Longo, Esq.
Referee
100 Willoughby Street, Apt. 20S
Brooklyn, New York 11201

STATE OF NEW YORK,
COUNTY OF NEW YORK.

**AFFIRMATION OF SERVICE
BY FIRST CLASS MAIL**

ANTHONY ROSARIO, affirms the following to be true under the penalties of perjury pursuant to CPLR 2106: that I am over the age of eighteen years, am not a party herein, and reside in Bronx County, New York, and that on the 18th day of November, 2025, I served a true copy of the within **NOTICE OF SALE** upon the parties hereinafter named at the places hereinafter stated by depositing the same, properly enclosed in post-paid, properly addressed wrappers, into the exclusive care and custody of a U.S. Post office depositary regularly maintained within New York for delivery by first class mail, to said parties at their last known addresses given below:

Laurence W. Espeut
1406 Nostrand Avenue, Apt. 2
Brooklyn, New York 11226

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

Mark A. Longo, Esq.
Referee
100 Willoughby Street, Apt. 20S
Brooklyn, New York 11201

*All Appearing Parties by NYSCEF

I affirm this 18th day of November 2025, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.



ANTHONY ROSARIO

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

Index No.: 525393/2023

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR
VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2022-3,

Plaintiff,

- against -

LAURENCE W. ESPEUT and NEW YORK CITY ENVIRONMENTAL CONTROL BOARD,
Defendants.

NOTICE OF SALE

ZEICHNER ELLMAN & KRAUSE LLP

730 THIRD AVENUE
NEW YORK, NEW YORK 10017

TEL: (212) 223-0400
FAX: (212) 753-0396

www.zeklaw.com
