

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 18<sup>th</sup> 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 depository 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 18<sup>th</sup> 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.

  

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ANTHONY ROSARIO

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

Index No.: 525393/2023

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Plaintiff,

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**NOTICE OF SALE**

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