

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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WILMINGTON SAVINGS FUND SOCIETY,
FSB, AS OWNER TRUSTEE OF THE
RESIDENTIAL CREDIT OPPORTUNITIES
TRUST V-B,

INDEX NO. 711039/2016

NOTICE OF SALE

Plaintiff,

Mortgage Premises:
107-23 UNION HALL STREET
JAMAICA, NY 11433

-against-

PATRICIA PARKS A/K/A PATRICIA E.
THOMAS PARKS; NYC PARKING
VIOLATIONS BUREAU; PEOPLE OF THE
STATE OF NEW YORK; UNITED STATES OF
AMERICA; COMMISSIONER OF SOCIAL
SERVIFES OF THE CITY OF NEW YORK
SOCIAL SERVICES DISTRICT; DERICK
PARKS; MARLE PARKS and ERIC PARKS,

Defendants.

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PLEASE TAKE NOTICE that the annexed is the Notice of Sale of the premises known as **107-23 UNION HALL STREET, JAMAICA, NY 11433**, directed to be sold on **January 23, 2026 at 11:00 a.m.**, at public auction at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435, in connection with the above captioned foreclosure action.

Dated: December 30, 2025
New York, New York

GREENSPOON MARDER LLP
Attorneys for Plaintiff

By: /s/ Raspreet Bhatia
Raspreet Bhatia, Esq.
1345 Avenue of the Americas, Suite 2200
New York, NY 10105
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Copies to:

LAWRENCE SPIVACK, ESQ.
ATTORNEY FOR PATRICIA PARKS A/K/A PATRICIA E. THOMAS PARKS
106-01 HILLSIDE AVENUE, 1ST FLOOR
JAMAICA, NY 11432

NYC PARKING VIOLATIONS BUREAU
100 CHURCH STREET
4TH FLOOR
NEW YORK, NY 10007

PEOPLE OF THE STATE OF NEW YORK
300 MOTOR PARKWAY
HAUPPAUGE, NEW YORK 11788

UNITED STATES OF AMERICA
C/O US ATTORNEY'S OFFICE
EASTERN DISTRICT OF NEW YORK
271 CADMAN PLAZA EAST
BROOKLYN, NEW YORK 11201

COMMISSIONER OF SOCIAL SERVICES OF THE CITY OF NEW YORK SOCIAL SERVICES
DISTRICT
4 WORLD TRADE CENTER
150 GREENWICH, 38TH FLOOR
NEW YORK, NY 11201

DERICK PARKS
107-23 UNION STREET
JAMAICA, NEW YORK 11433

MARLE PARKS
107-23 UNION STREET
JAMAICA, NEW YORK 11433

ERIC PARKS
107-23 UNION STREET
JAMAICA, NEW YORK 11433

BARRY SALMAN, ESQ.
COURT-APPOINTED REFEREE
55 DISBROW LANE
NEW ROCHELLE, NY 10804

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-B, Plaintiff, vs. PATRICIA PARKS A/K/A PATRICIA E. THOMAS PARKS, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on June 4, 2019, Short Form Order duly entered on October 24, 2023 and a Short Form Order duly entered on November 10, 2025, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on January 23, 2026 at 11:00 a.m., premises known as 107-23 Union Hall Street, Jamaica, NY 11433. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 10140 and Lot 52. Approximate amount of judgment is \$494,045.49 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #711039/2016.

Barry Salman, Esq., Referee

Greenspoon Marder, 1345 Avenue of the Americas, Suite 2200, New York, NY 10105, Attorneys for Plaintiff