

## NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS

UMB Bank, National Association, not in its Individual Capacity, but Solely as Legal Title Trustee  
for LVS Title Trust XIII, Plaintiff

AGAINST

Nigel Welsh, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered August 13, 2015, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, in Room 224, 360 Adams Street, Brooklyn, New York 11201 on September 18, 2025 at 2:30 PM, premises known as 175 Utica Avenue, Brooklyn, NY 11213. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, Block: 1367, Lot: 7. Approximate amount of judgment \$717,621.38 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #31715/2008. For sale information, please visit Auction.com at [www.Auction.com](http://www.Auction.com) or call (800) 280-2832.

Harvey A. Herbert, Esq., Referee

Frenkel Lambert Weisman & Gordon, LLP

53 Gibson Street

Bay Shore, NY 11706

01-051636-F00