NYSCEF DOC. NO. 82

INDEX NO. 512686/2024

RECEIVED NYSCEF: 10/07/2025

**NOTICE OF SALE** 

SUPREME COURT COUNTY OF KINGS, UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS

INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION

TRUST 2023-5, Plaintiff, vs. LAWRANCE C. WILSON, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on August 1, 2025 I, the undersigned Referee

will sell at public auction at Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn,

New York 11201, on October 30, 2025 at 2:30 PM, premises known as 1385 STANLEY AVENUE,

BROOKLYN, NY 11208. All that certain plot, piece or parcel of land situate, lying and being in the,

County of KINGS, City and State of New York, Block: 4518, Lot: 130. Approximate amount of judgment

is \$694,298.94 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index

# 512686/2024.

All parties are to comply with the 2nd Judicial District's COVID-19 Policies concerning Public

Auctions of foreclosed properties. These policies, along with the Kings County Foreclosure

Auction Rules, can be found on the Kings Supreme Court - Civil Term

Website:https://ww2.nycourts.gov/courts/2jd/kings/civil/KingsCivilSupremeRules.shtml#ge

neralforeclosure

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the

deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the

Mortgagee's attorney, or the Referee.

SIMON SHAMOUN, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

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FILED: KINGS COUNTY CLERK 10/07/2025 10:31 AM INDEX NO. 512686/2024

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Schedule A Description

Title Number NYAA-17264

Policy Number: LX-15381758

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All that certain plot, piece or parcel of land situate, lying and being in the County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the point being corner formed by the intersection of the northerly side of 151st Avenue (a/k/a Stanley Avenue) with the easterly side of 76th Street (a/k/a Emerald Street);

RUNNING THENCE easterly along the northerly side of 151st Avenue (a/k/a Stanley Avenue) 30.00 feet to a point;

RUNNING THENCE northerly parallel with the easterly side of 76th Street (afk/a Emerald Street); 94.00 feet to a point;

RUNNING THENCE westerly parallel with the northerly side of 151st Avenue (a/k/a Stanley Avenue) 30.00 feet to a point;

RUNNING THENCE southerly along the easterly side of 76th Street (a/k/a Emerald Street) 94.00 feet to the point or place of Beginning.

Block: 4518, Lot: 130

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SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF KINGS

UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-5 Plaintiff(s),

Index No.: 512686/2024

-against-

LAWRANCE C. WILSON
CRIMINAL COURT OF THE CITY OF NEW YORK
KINGS SUPREME COURT
NEW YORK CITY PARKING VIOLATIONS BUREAU
NEW YORK CITY TRANSIT ADJUDICATION BUREAU
NEW YORK CITY ENVIRONMENTAL CONTROL
BOARD
H.O.A. PHASE II, INC.
LORING ESTATES HOME OWNERS ASSOCIATION, INC.
NEW YORK STATE DEPARTMENT OF TAXATION AND
FINANCE
JOAQUIM CHRISTIE

AFFIDAVIT OF SERVICE

Defendant(s).

STATE OF NEW YORK )

SSS.:

COUNTY OF NASSAU )

Christian Zamora, being duly sworn, deposes and says:

I am over 18 years of age, reside in the State of New York and I am not a party to this action.

On October , 2025, I enclosed a copy of the annexed **NOTICE OF SALE** by depositing a true copy of same enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York to the following parties:

RICHARD A. ROSENZWEIG, ESQ. RICHARD A. ROSENZWEIG, P.C. ATTORNEY FOR DEFENDANT LAWRANCE C. WILSON 57 BEACH STREET, 3RD FLOOR STATEN ISLAND, NY 10304

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CRIMINAL COURT OF THE CITY OF NEW YORK 25 BEAVER STREET NEW YORK, NY 10004

KINGS SUPREME COURT 25 BEAVER STREET NEW YORK, NY 10006

NEW YORK CITY PARKING VIOLATIONS BUREAU 100 CHURCH STREET NEW YORK, NY 10007

NEW YORK CITY TRANSIT ADJUDICATION BUREAU 130 LIVINGSTON STREET BROOKLYN, NY 11201

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD 100 CHURCH STREET NEW YORK, NY 10007

H.O.A. PHASE II, INC. C/O SECRETARY OF STATE - 1 COMMERCE PLAZA 99 WASHINGTON AVENUE, 6TH FLOOR ALBANY, NY 12231

LORING ESTATES HOMEOWNERS ASSOCIATION, INC. C/O SECRETARY OF STATE - 1 COMMERCE PLAZA 99 WASHINGTON AVENUE, 6TH FLOOR ALBANY, NY 12231

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE THE LOBBY OF BUILDING #9, WA HARRIMAN CAMPUS ALBANY, NY 12227

JOAQUIM CHRISTIE 1385 STANLEY AVENUE, SECOND FLOOR BROOKLYN, NY 11208

H.O.A PHASE I, INC. ONE CROSS ISLAND PLAZA, SUITE LL6 ROSEDALE, NY 11422

LORING ESTATES HOMEOWNERS ASSOCIATION, INC. 609 EMERALD STREET BROOKLYN, NY 11208

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SIMON SHAMOUN, ESQ. REFEREE KAMPESSIS & SHAMOUN, PLLC 430 BAY RIDGE PKWY.

ANY AND ALL OCCUPANTS 1385 STANLEY AVENUE BROOKLYN, NY 11208

BROOKLYN, NY 11209-2702

KINGS COUNTY SUPREME COURT AUCTION CALENDAR CLERK 360 ADAMS STREET BROOKLYN, NY 11201

Sworn to before me on this 7th day

f October, 2025

MOTARY PUBLIC

NICOLE M. DEPASCALE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE6391160
Qualified in Suffolk County
Commission Expires April 29, 20

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