

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. LAWRENCE 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#generalforeclosure>

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

Schedule A Description

Title Number NYAA-17264

Policy Number: LX-16381758

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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 (a/k/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

3 of 5

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

SIMON SHAMOUN, ESQ.
REFEREE
KAMPESSIS & SHAMOUN, PLLC
430 BAY RIDGE PKWY.
BROOKLYN, NY 11209-2702

ANY AND ALL OCCUPANTS
1385 STANLEY AVENUE
BROOKLYN, NY 11208

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


Christian Zamora

Sworn to before me on this 7th day

of October, 2025


NOTARY PUBLIC

