

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

-----X  
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  
SERVICES OF THE CITY OF NEW YORK  
SOCIAL SERVICES DISTRICT; DERICK  
PARKS; MARLE PARKS and ERIC PARKS,

Defendants.

-----X  
**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  
P: 212.524.5000

## 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