

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF KINGS, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2022-INV1, Plaintiff, vs. STEPHANE ASSOUMOU, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on March 24, 2025 I, the undersigned Referee will sell at public auction at the Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, New York 11201 on June 5, 2025 at 2:30 PM, premises known as 45 PAERDEGAT 14TH ST A/K/A 1416/1424 EAST 80TH ST, BROOKLYN, NY 11236. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, Section: 24, Block: 8072, Lot: 19. Approximate amount of judgment is \$751,982.23 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 519061/2024.

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. **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>

MICHAEL D. BENJAMIN, Esq., Referee

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

JODA ABSTRACT LLC  
as Agent for  
Old Republic National Title Insurance Company

SCHEDULE A DESCRIPTION

Title Number: [REDACTED]

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, State of New York:

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

Beginning at the corner formed by the intersection of the westerly side of Paerdegat 14th Street and southerly side of East 80th Street;

Running thence westerly along the southerly side of East 80th Street, 100 feet;

Thence southerly parallel with Paerdegat 14th Street, 31 feet 6 inches;

Thence easterly parallel with East 80th Street and part of the distance through a party wall, 100 feet to the westerly side of Paerdegat 14th Street;

Thence northerly along the westerly side of Paerdegat 14th Street, 31 feet 6 inches to the point or place of BEGINNING.

For Deed and Mortgage purposes only, said premises being known as  
Property: 45 Paerdegat 14th St., Brooklyn, NY 11236  
Tax ID: Section 24 Block 8672 Lot 19



NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE  
W.A. HARRIMAN CAMPUS, BUILDING #9  
ALBANY, NY 12227

NEW YORK CITY DEPARTMENT OF FINANCE  
100 CHURCH ST  
NEW YORK, NY 10007

MANNA CAPITAL SOLUTIONS LLC  
99 WASHINGTON AVE, 6TH FLOOR  
ALBANY, NY 12231

HEDRICK YAMUSAH  
2311 RIDGE TREE COURT  
ELLCOTT CITY, MD 21042

PROMOTIONAL CONSULTING CORP  
99 WASHINGTON AVE, 6TH FLOOR  
ALBANY, NY 12231

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

MR. ARCHIE (FIRST NAME REFUSED)  
45 PAERDEGAT 14TH ST A/K/A 1416/1424 EAST 80TH ST, APT 1  
BROOKLYN, NY 11236

DELISA SHEPHERD  
45 PAERDEGAT 14TH ST A/K/A 1416/1424 EAST 80TH ST, APT 1  
BROOKLYN, NY 11236

KIM GIDDINGS  
45 PAERDEGAT 14TH ST A/K/A 1416/1424 EAST 80TH ST, APT 1  
BROOKLYN, NY 11236

MRS. CARTER (FIRST NAME REFUSED)  
45 PAERDEGAT 14TH ST A/K/A 1416/1424 EAST 80TH ST, APT 2  
BROOKLYN, NY 11236

ANTOINE CHAMPAGNE  
45 PAERDEGAT 14TH ST A/K/A 1416/1424 EAST 80TH ST, APT 2  
BROOKLYN, NY 11236

SANDRA RICHARDSON  
45 PAERDEGAT 14TH ST A/K/A 1416/1424 EAST 80TH ST, APT 2  
BROOKLYN, NY 11236

KENNY "DOE" (LAST NAME REFUSED)  
45 PAERDEGAT 14TH ST A/K/A 1416/1424 EAST 80TH ST, BASEMENT  
BROOKLYN, NY 11236

PETER S. DAWSON, ESQ.  
DELBELLO DONNELLAN WEINGARTEN WISE & WIEDERKEHR LLP  
ATTORNEY FOR DEFENDANT  
COZY FUNDING, INC  
360 HAMILTON AVENUE  
WHITE PLAINS, NY 10601

JOYANAKHU, ESQ.  
ATTORNEY FOR THE CITY OF NEW YORK, ON BEHALF OF THE DEFENDANT  
DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT  
100 CHURCH STREET, ROOM 3-118  
NEW YORK, NY 10007

MICHAEL D. BENJAMIN, ESQ.  
REFEREE  
2429 EAST 71ST STREET  
BROOKLYN, NY 11234

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

ANY AND ALL OCCUPANTS  
45 PAERDEGAT 14TH ST A/K/A 1416/1424 EAST 80TH ST  
BROOKLYN, NY 11236



Christopher Then

Sworn to before me on this 5<sup>th</sup> day

of May, 2025

  
NOTARY PUBLIC

