NYSCEF DOC. NO. 86

INDEX NO. 519061/2024

RECEIVED NYSCEF: 05/05/2025

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#ge

neralforeclosure

MICHAEL D. BENJAMIN, Esq., Referee

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

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

SCHEDULE A DESCRIPTION

Title Number: 2

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, sinuate, 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;

Theace southerly parallel with Paordegus 14th Street, 31 feet 6 inches;

Thence easterly parallel with East 86th Street and part of the distance through a party wall, 100 feet to the westerly side of Pacadegat 14th Street;

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

For Deed and Murtgage purposes unly, said premises being known as Property: 45 Paerdeget 14th St., Bruoklyn, NY 11236 Tax ID: Section 24 Block 8672 Lot 19

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SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF KINGS WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN **Index No.:** 519061/2024 ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2022-INV1 Plaintiff(s), -against-AFFIDAVIT OF STEPHANE ASSOUMOU, ET AL. **SERVICE** Defendant(s). STATE OF NEW YORK)) ss.: COUNTY OF NASSAU) Christopher Then, 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. __, 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: STEPHANE ASSOUMOU 45 PAERDEGAT 14TH ST A/K/A 1416/1424 EAST 80TH ST, BASEMENT FRONT UNIT BROOKLYN, NY 11236

STEPHANE ASSOUMOU 201 SHEPERD AVE

BROOKLYN, NY 11208

STEPHANE ASSOUMOU 902 LAKE OVERLOOK DRIVE, BASEMENT FRONT UNIT BOWIE, MD 20721

PROSPECT KING MANAGEMENT CORP 99 WASHINGTON AVE, 6TH FLOOR ALBANY, NY 12231

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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 ELLICOTT 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

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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

NOTARY PUBLIC