

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2021-5, Plaintiff, vs. LUGUANG YANG, INDIVIDUALLY AND AS TRUSTEE OF LUGANG YANG REVOCABLE TRUST, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on July 10, 2024, I, the undersigned Referee will sell at public auction at Room 130 of the New York County Courthouse, 60 Centre Street, New York, NY 10007 on December 11, 2024, at 2:15 PM, premises known as 32 E 76TH STREET APT 804, NEW YORK, NY 10021. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of New York, County of New York and State of New York, Block: 1390, Lot: 1022. Together with an undivided 1.811(%) percent interest in the common elements. Approximate amount of judgment is \$755,328.44 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 850673/2023.

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.

ALLISON FURMAN, Esq., Referee

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

SCHEDULE A DESCRIPTION

THE Unit (the "Unit") designated and described as Unit No. 804 in the declaration (the "Declaration") establishing a plan for condominium ownership of the land (the "Land") and the building (the "Building") comprising the Gallery Apartments Condominium, a condominium (collectively, the "Property") under Article 9-B of the New York Real property Law, dated April 6, 1983, and recorded in the Office of the Register of the City of New York, County of New York (the "Register's Office"), on April 26, in Reel 681 Page 1297 as amended by Amendment to the Declaration dated April 3, 1990 recorded April 4, 1990 in Reel 1681 Page 535, Amendment to the Declaration dated November 9, 2005 recorded November 30, 2005 in CRFN 2005000662141, Amendment to the Declaration dated June 18, 2009 recorded June 17, 2010 in CRFN 2010000202743 and Amendment to the Declaration dated November 22, 2017 recorded December 4, 2017 in CRFN 20170004427702 and designated as Tax Lot 1022 in Block 1390 of Section 5 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of the City of New York and on the Floor Plans ("Floor Plans") of the Building certified by Stephen B. Jacobs and Associates on the 22nd day of April, 1983 and filed in the Register's Office on the 26th day of April, 1983 as Condominium Plan No. 94.

TOGETHER with an undivided 1.811(%) percent interest in the Common Elements (as defined in the Declaration);

ALL that certain lot or parcel of land in the Borough of Manhattan, City County and State of New York, known as 32 East 76th Street, and more particularly bounded and described as follows;

BEGINNING at a point on the southerly side of East 76th Street distant 60 feet easterly from the corner formed by the intersection of the southerly side of East 76th Street with the easterly side of Madison Avenue;

RUNNING THENCE easterly along said southerly side of East 76th Street 60 feet;

THENCE southerly parallel with Madison Avenue and part of the distance through a party wall 102 feet 2 inches to the center line of the block;

THENCE westerly along the center line of the block 20 feet;

THENCE northerly parallel with Madison Avenue 32 feet 6 inches;

THENCE westerly parallel with East 76th Street and part of the distance through a party wall 100 feet to the easterly side of Madison Avenue;

THENCE northerly along the easterly side of Madison Avenue 20 feet;

THENCE easterly again parallel with East 76th Street and part of the distance through a party wall 65 feet 6 inches;

THENCE northerly parallel with Madison Avenue 17 feet 8 inches;

THENCE westerly parallel with East 76th Street 5 feet 6 inches;

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THENCE northerly parallel with Madison Avenue 32 feet to the southerly side of East 76th Street at the point or place of BEGINNING.

FOR INFO ONLY:

Said premises being known as 32 East 76th Street, Unit 804, New York, NY 10021

Block 1390 Lot 1022

FOR CONVEYANCE ONLY:

Together with the right, title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof. TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK

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WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN
ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR VERUS SECURITIZATION TRUST 2021-5
Plaintiff(s),

Index No.: 850673/2023

-against-

LUGUANG YANG, INDIVIDUALLY AND AS TRUSTEE
OF LUGANG YANG REVOCABLE TRUST

AFFIDAVIT OF SERVICE

Defendant(s).

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STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

Christophehr 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.

On November 11th, 2024, 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:

LUGUANG YANG, INDIVIDUALLY AND AS TRUSTEE OF LUGUANG YANG
REVOCABLE TRUST
32 E 76TH ST APT 804
NEW YORK, NY 10021

LUGUANG YANG, INDIVIDUALLY AND AS TRUSTEE OF LUGUANG YANG
REVOCABLE TRUST
854 LEXINGTON AVE SUITE 2017
NEW YORK, NY 10021

BOARD OF MANAGERS OF THE GALLERY APARTMENTS CONDOMINIUM
32 E 76TH ST
NEW YORK, NY 10021

ANY AND ALL OCCUPANTS
32 E 76TH ST, APT 804
NEW YORK, NY 10021

ALLISON FURMAN, ESQ.
REFEREE
260 MADISON AVENUE, 15th FLOOR
NEW YORK, NY 10016

NEW YORK COUNTY SUPREME COURT
AUCTION CALENDAR CLERK
60 CENTRE STREET
NEW YORK, NY 10007


Christopher Then

Sworn to before me on this 11th day

of November, 2024


NOTARY PUBLIC

