

## **NOTICE OF SALE**

**SUPREME COURT COUNTY OF KINGS**

**MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff**

**AGAINST**

**MARIE ERZULIENNE LAURENCEAU AS ADMINISTRATOR AND AS HEIR OF THE  
ESTATE OF FRANK LAURENCEAU, JOEL EMMANUEL LAURENCEAU AS HEIR TO  
THE ESTATE OF FRANK LAURENCEAU, ET AL., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered March 5, 2025, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, in Room 224, 360 Adams Street, Brooklyn, New York 11201 on June 5, 2025 at 2:30 PM, premises known as 518 East 29th Street, Brooklyn, NY 11210. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, Block 5230, Lot 82. Approximate amount of judgment \$665,245.86 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #501346/2020.

**Paul B. Groman, Esq., Referee**

**Gross Polowy, LLC**

**1775 Wehrle Drive**

**Williamsville, NY 14221**

**19-000982**

**SUPREME COURT STATE OF NEW YORK  
COUNTY OF KINGS****19-000982  
Index No. 501346/2020****AFFIRMATION OF SERVICE BY MAIL**

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**MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff****vs.****MARIE ERZULIENNE LAURENCEAU AS ADMINISTRATOR AND HEIR OF THE ESTATE OF FRANK LAURENCEAU, JOEL  
EMMANUEL LAURENCEAU AS HEIR TO THE ESTATE OF FRANK LAURENCEAU, ET AL., Defendant(s)**

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Devin DeFrank, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on May 6, 2025, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, 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.

**Referee:****Paul B. Groman, Esq  
32 Court Street, Suite 404  
Brooklyn, NY 11201-4404****Marie Erzulienne Laurenceau  
518 E 29th Street  
Brooklyn, NY 11210****Joel Emmanuel Laurenceau  
2800 Bedford Avenue  
Brooklyn, NY 11210****Eddy Laurenceau Jakes  
518 East 29th Street  
Brooklyn, NY 11210****Marie Agnes Laurenceau  
518 East 29th Street  
Brooklyn, NY 11210****Weiner Laurenceau  
421 Crown Street, Apt 18R  
Brooklyn, NY 11225****Robert Laurenceau  
2716 Glenwood Road  
Brooklyn, NY 11210**

Timothy Laurenceau  
1106 Soria Avenue  
Orlando, FL 32807-2839

Noah Laurenceau  
6555 Viewpoint Court  
Orlando, FL 32810

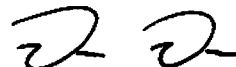
Raphael T. Laurenceau  
518 E 29th St  
Brooklyn, NY 11210

Thomas Laurenceau  
518 East 29th Street  
Brooklyn, NY 11210

Grace Laurenceau  
518 East 29th Street  
Brooklyn, NY 11210

Beth P. Schwartz, Esq.  
*Attorney for Defendant United States of America acting through the Secretary of Housing and Urban Development*  
271 Cadman Plaza East  
Brooklyn, NY 11201

I affirm on May 6, 2025, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.



Devin DeFrank