

SUPREME COURT THE STATE OF NEW YORK:
COUNTY OF BRONX

-----X
U.S. BANK NATIONAL ASSOCIATION, AS Index No: 380269/2013E
TRUSTEE FOR THE LXS 2007-4N,

Plaintiff.

NOTICE OF SALE

-against-

PAUL DANIEL SPENCER, AS EXECUTOR OF
THE ESTATE OF JOANNE GAINES,
INDYMAC BANK, F.S.B.,
UNITED STATES OF AMERICA,
MAIN STREET ACQUISITION CORP.,
HILCO RECEIVABLES LLC,
NEW YORK CITY ENVIRONMENTAL
CONTROL BOARD,
NYS DEPARTMENT OF TAXATION AND
FINANCE,
NEW YORK CITY PARKING VIOLATIONS
BUREAU,
MILDRED GAINES,
NICOLE GAINES,

Defendants.

-----X
TAKE NOTICE that the within is a true copy of a Notice of Sale for 3521 Grace
Avenue, Bronx, New York 10466 in BRONX County.

McCABE, WEISBERG & CONWAY, LLC

Dated: July 8, 2025
Melville, NY

By: 
MELISSA A. SPOSATO, ESQ.
Attorneys for Plaintiff
One Huntington Quadrangle, Suite 4N25
Melville, NY 11747
(631) 812-4084
(855) 845-2584 facsimile

To:
Paul Daniel Spencer as Executor of The Estate of Joanne Gaines
Defendant

3521 Grace Avenue
Bronx, New York 10466

Paul Daniel Spencer as Executor of The Estate of Joanne Gaines
Defendant
PO Box 1704
Petersburg, VA 23805

Paul Daniel Spencer as Executor of The Estate of Joanne Gaines
Defendant
3009 Conduit Rd.
Colonial Heights, VA 23834

JESSICA SCHOLLES, OF COUNSEL
NEW YORK LEGAL ASSISTANCE GROUP
ATTORNEY FOR DEFENDANT
PAUL DANIEL SPENCER, AS EXECUTOR OF THE ESTATE OF JOANNE GAINES
7 HANOVER SQUARE, 18TH FLOOR
NEW YORK, NEW YORK 10004

INDYMAC BANK, F.S.B.
888 E. WALNUT STREET
PASADENA, CALIFORNIA 91101

GEOFFREY S. *BERMAN*, UNITED STATES ATTORNEY
SOUTHERN DISTRICT OF NEW YORK
ATTORNEY FOR DEFENDANT
UNITED STATES OF AMERICA
86 CHAMBERS STREET
NEW YORK, NEW YORK 10007

MAIN STREET ACQUISITION CORP.
111 WASHINGTON AVENUE, SUITE 703
C/O COLBY ATTORNEYS SERVICE CO. INC.
ALBANY, NEW YORK 12210

HILCO RECEIVABLES, LLC
THE OFFICE OF THE SECRETARY OF STATE
ONE COMMERCE PLAZA, 99 WASHINGTON AVENUE
ALBANY, NEW YORK 12231

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

NYS DEPARTMENT OF TAXATION AND FINANCE

HARRIMAN STATE OFFICE CAMPUS, BUILDING 9
ALBANY, NEW YORK 12227

NEW YORK CITY PARKING VIOLATIONS BUREAU
100 CHURCH STREET
NEW YORK, NEW YORK 10007

MILDRED GAINES
3521 GRACE AVENUE
BRONX, NEW YORK 10466

NICOLE GAINES
3521 GRACE AVENUE
BRONX, NEW YORK 10466

New York Legal Assistance Group
100 Pearl Street, 19th Floor
New York, New York 10004

Christopher J. Marengo, Esq., Referee
2116 WILLIAMSBRIDGE RD
BRONX, NY 10461-1602

NOTICE OF SALE
SUPREME COURT - COUNTY OF BRONX

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE LXS 2007-4N,

Plaintiff,

Against

PAUL DANIEL SPENCER, AS EXECUTOR OF THE ESTATE OF JOANNE GAINES, et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 04/16/2025, I, the undersigned Referee, will sell at public auction, in Courtroom 711 of the Bronx County Courthouse, 851 Grand Concourse, Bronx, NY 10451, on 8/4/2025 at 2:15PM, premises known as 3521 Grace Avenue, Bronx, New York 10466, and described as follows:

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 the Bronx, City and State of New York.

Block 4892 Lot 48

The approximate amount of the current Judgment lien is \$442,777.41 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 380269/2013E

Christopher J. Marengo, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 5/7/2025 File Number: 272-8717 CA

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

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U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE LXS 2007-4N,

INDEX NO: 380269/2013E

Plaintiff,

-against-

AFFIRMATION OF SERVICE

PAUL DANIEL SPENCER, AS EXECUTOR OF THE
ESTATE OF JOANNE GAINES,
INDYMAC BANK, F.S.B.,
UNITED STATES OF AMERICA,
MAIN STREET ACQUISITION CORP.,
HILCO RECEIVABLES LLC,
NEW YORK CITY ENVIRONMENTAL CONTROL
BOARD,
NYS DEPARTMENT OF TAXATION AND
FINANCE,
NEW YORK CITY PARKING VIOLATIONS
BUREAU,
MILDRED GAINES,
NICOLE GAINES,

Defendant.

-----X

STATE OF NEW YORK
COUNTY OF SUFFOLK

I, Christina Hussey affirm this ^{9th} day of July 2025, under the penalties of perjury, under the laws of New York State, which may include a fine or imprisonment, that the foregoing is true and correct, and I understand that this document may be filed in an action or proceeding in a court of law.

I am over the age of eighteen years and am not a party herein, that I maintain my place of

employment in Suffolk County and that on July 9, 2025 I caused a copy of the enclosed **Notice of Sale** to go into the mail by placing said motion with the mailroom of McCabe, Weisberg & Conway, LLC, who, in their normal course of duties, placed the motion and exhibits in a properly sealed envelope, with proper postage, for first class U.S. Mail delivery to the addresses below:

Paul Daniel Spencer as Executor of The Estate of Joanne Gaines
Defendant
3521 Grace Avenue
Bronx, New York 10466

Paul Daniel Spencer as Executor of The Estate of Joanne Gaines
Defendant
PO Box 1704
Petersburg, VA 23805

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JESSICA SCHOLLES, OF COUNSEL
NEW YORK LEGAL ASSISTANCE GROUP
ATTORNEY FOR DEFENDANT
PAUL DANIEL SPENCER, AS EXECUTOR OF THE ESTATE OF JOANNE GAINES
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SOUTHERN DISTRICT OF NEW YORK
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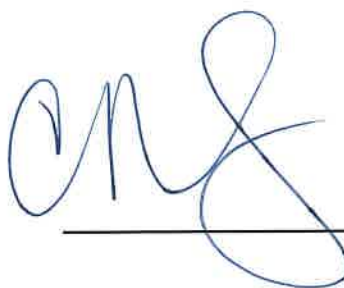
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100 Pearl Street, 19th Floor
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Christopher J. Marengo, Esq., Referee
2116 WILLIAMSBRIDGE RD
BRONX, NY 10461-1602

Dated: July 9, 2025



Index No. 380269/2013E

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
THE LXS 2007-4N,

PLAINTIFF,

-AGAINST-

PAUL DANIEL SPENCER, AS EXECUTOR OF THE ESTATE
OF JOANNE GAINES,
INDYMAC BANK, F.S.B.,
UNITED STATES OF AMERICA,
MAIN STREET ACQUISITION CORP.,
HILCO RECEIVABLES LLC,
NEW YORK CITY ENVIRONMENTAL CONTROL BOARD,
NYS DEPARTMENT OF TAXATION AND FINANCE,
NEW YORK CITY PARKING VIOLATIONS BUREAU,
MILDRED GAINES,
NICOLE GAINES,

DEFENDANTS.

NOTICE OF SALE

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Attorneys for PLAINTIFF
One Huntington Quadrangle, Suite 4N25
Melville, NY 11747
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