

## **NOTICE OF SALE**

**SUPREME COURT COUNTY OF KINGS**

**U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST,  
Plaintiff**

**AGAINST**

**NICOLE VERNON; ET AL., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered April 11, 2023, 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 January 9, 2025 at 2:30PM, premises known as 3609 Farragut Avenue 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: 5000 Lot: 6. Approximate amount of judgment \$698,020.96 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #508355/2017. The aforementioned auction will be conducted in accordance with the KINGS County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

**Joel E. Abramson, Esq., Referee**

**Gross Polowy, LLC**

**1775 Wehrle Drive**

**Williamsville, NY 14221**

**21-000636**

SUPREME COURT STATE OF NEW YORK  
COUNTY OF KINGS

21-000636  
Index No. 508355/2017

AFFIRMATION OF SERVICE BY MAIL

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US. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST, Plaintiff  
vs.  
NICOLE VERNON; ET AL., Defendant(s)

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Kristen Fantry, 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 December 10, 2024, 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:

Joel E. Abramson, Esq.  
271 MADISON AVE FL 22  
NEW YORK, NY 10016

Nicole Vernon  
950 Rutland Road, Apt. 720  
Brooklyn, NY 11212

Nicole Vernon  
3609 Farragut Road  
Brooklyn, NY 11210

Yolande I Nicholson, Esq.  
Attorney for Defendant "JANE SMITH"  
26 Court Street, Suite 1211  
Brooklyn, NY 11242

Yolande I Nicholson, Esq.  
Attorney for Defendant Joyce Henry  
26 Court Street, Suite 1211  
Brooklyn, NY 11242

I affirm on, December 10, 2024, 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.

  
\_\_\_\_\_  
Kristen Fantry