NYSCEF DOC. NO. 161

INDEX NO. 809792/2021E

RECEIVED NYSCEF: 05/09/2025

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS

INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PLAZA RTL TRUST, Plaintiff, vs.

BARKER PROJECT LLC, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on April 4, 2025, I, the undersigned Referee

will sell at public auction at Courtroom 607 of the Bronx County Courthouse, Bronx County, 851 Grand

Concourse, NY 10451 on June 9, 2025, at 2:15 PM, premises known as 2506, 2514, 2516, 2518, 2520

BARKER AVENUE, BRONX, NY 10467. All that certain plot, piece or parcel of land, with the buildings

and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx

and State of New York, Block: 4428, Lot: 10, 13, 14, 114 & 15. Approximate amount of judgment is

\$5,541,267.40 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index

#809792/2021E.

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.

STEPHEN B. KAUFMAN, Esq., Referee

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

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CLERK

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RIVERSIDE ABSTRACT, LLC As Agent for OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY SCHEDULE A continued

100 feet to the easterly side of Barker Avenue;

THENCE southerly along the easterly side of Barker Avenue, 18 feet to the point or place of BEGINNING.

As to Lot 114:
All that certain plot, place or parcel of land situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, more particularly described as follows:

BEGINNING at a point on the easterly side of Barker Avenue, distant 211.04 feet northerly from the corner formed by the intersection of the northerly side of Mace Avenue with the easterly side of Barker Avenue;

RUNNING THENCE easterly parallel with the northerly side of Mace Avenue and part of the distance through a party wall, 100 feet;

THENCE northerly parallel with the easterly side of Barker Avenue, 18 feet;

THENCE westerly parallel with the northerly side of Mace Avenue and part of the distance through a party wall 100 feet to the easterly side of Barker Avenue;

THENCE southerly along the easterly side of Barker Avenue 18 feet to the point or place of BEGINNING.

As to Lot 15:

All that certain plot, piece or parcel of land situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, more particularly described as follows:

BEGINNING at a point on the easterly side of Barker Avenue, distant 229.04 feet northerly, from the corner formed by the intersection of the northerly side of Macc Avenue with the easterly side of Barker Avenue;

RUNNING THENCE easterly, parallel with the northerly side of Mace Avenue and part of the distance through a party wall, 100 feet;

THENCE northerly, parallel with the easterly side of Barker Avenue, 21 feet;

THENCE westerly, parallel with the northerly side of Mace Avenue, 100 feet to the easterly side of Barker Avenue;

THENCE southerly, along the easterly side of Barker Avenue, 21 feet to the point or place of BEGINNING.

Designated as Block 4428, Lot 10, 41, 12, 412, 13, 14, 114, 15, Bronx County and also known as 2505-2520 Barker Avenue, Bronx, NY 10467.

2506, 2514,2516, 2518 and 2520

Riverside Abstract, LLC 3839 Flatlands Avenue, Suite 208 Brooklyn, NY 11234 TEL: (718) 252-4200 FAX: (718) 252-4226

Commitment (NY)

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RIVERSIDE ABSTRACT, LLC As Agent for OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY LEGAL DESCRIPTION

Title No.:

As to Lot 10:

All that certain plot, piece or parcel of land situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, more particularly described as follows:

BEGINNING at a point on the easterly side of Barker Avenue, distant 100,04 feet northerly from the corner formed by the intersection of the northerly side of Mace Avenue with the easterly side of Barker Avenue;

RUNNING THENCE easterly parallel with the northerly side of Mace Avenue, 100 leet;

THENCE northerly parallel with the easterly side of Barker Avenue, 21 feet;

THENCE westerly parallel with the northerly side of Mace Avenue and part of the dislance through a party wall, 100 feel to the easterly side of Barker Avenue;

THENCE southerly, along the easterly side of Barker Avenue, 21 feet to the point or place of BEGINNING.

All that certain plot, piece or parcel of land situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, more particularly described as follows:

BEGINNING at a point on the easterly side of Barker Avenue, distant 175.04 feet northerly from the corner formed by the intersection of the northerly side of Mace Avenue with the easterly side of Barker Avenue;

RUNNING THENCE easterly parallel with the northerly side of Mace Avenue, and part of the distance through a party wall, 100 feet;

THENCE northerly parallel with the easterly side of Barker Avenue, 18 feet;

THENCE westerly parallel with the northerly side of Mace Avenue and part of the distance through a party wall, 100 feet to the easterly side of Barker Avenue;

THENCE southerly along the easterly side of Barker Avenue, 18 feet to the point or place of BEGINNING.

As to Lot 14: All that certain plot, piece or parcel of land situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, more particularly described as follows:

BEGINNING at a point on the easterly side of Barker Avenue, distant 193.04 feet northerly from the corner formed by the intersection of the northerly side of Mace Avenue with the easterly side of Barker Avenue;

RUNNING THENCE easterly parallel with the northerly side of Mace Avenue and part of the distance through a party wall, 100 feet;

THENCE northerly parallel with the easterly side of Barker Avenue, 18 feet;

THENCE westerly parallel with the northerly side of Mace Avenue and part of the distance through a party wall,

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SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF BRONX	
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PLAZA RTL TRUST	Index No.: 809792/2021E
Plaintiff(s),	
-against-	A TOTAL A ALITH OF
BARKER PROJECT LLC, ET AL.,	AFFIDAVIT OF SERVICE
Defendant(s).	
X	
STATE OF NEW YORK)	
) ss.: COUNTY OF NASSAU)	
Brandon Chavez, 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	
DIANA RUBIN, ESQ. THE LAW OFFICES OF DIANA RUBIN ATTORNEY FOR DEFENDANTS BARKER PROJECT LLC AND 1129 NORTHERN BLVD., SUITE 404 MANHASSET, NY 11030	ABRAHAM WIEDER

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

RICK HKAJ 2506 BARKER AVENUE BRONX, NY 10467

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RAPHAEL COLON 2514 BARKER AVENUE BRONX, NY 10467

RICHARD VANCE 2516 BARKER AVENUE BRONX, NY 10467

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. c/o OFFICE OF THE SECRETARY OF STATE OF NYS ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231-0001

STEPHEN KAUFMAN, ESQ. REFEREE 3397 E TREMONT AVENUE BRONX, NY 10461

BRONX COUNTY SUPREME COURT FORECLOSURE AUCTION CLERK 851 GRAND CONCOURSE BRONX, NY 10451

ANY AND ALL OCCUPANTS 2506 BARKER AVENUE BRONX, NY 10467

ANY AND ALL OCCUPANTS 2514 BARKER AVENUE BRONX, NY 10467

ANY AND ALL OCCUPANTS 2516 BARKER AVENUE BRONX, NY 10467

ANY AND ALL OCCUPANTS 2518 BARKER AVENUE BRONX, NY 10467

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ANY AND ALL OCCUPANTS 2520 BARKER AVENUE BRONX, NY 10467

G

Brandon Chavez

Sworn to before me on this ______ day

of May

, 2025

NOTARY PUBLIC

NICOLE M. DEPASCALE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE6391160
Qualified in Suffolk County
Commission Expires April 29, 20