

NOTICE OF SALE  
SUPREME COURT - COUNTY OF KINGS

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST,

Plaintiff,

Against

VERONICA WALKER; NOEL WALKER; ET AL,

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 12/20/2016, I, the undersigned Referee, will sell at public auction, in Room 224 of the Kings County Supreme Court, 360 Adams Street, Brooklyn, NY 11201 on 1/9/2025 at 2:30PM, premises known as 3108 Avenue I, Brooklyn, New York 11210, And Described As Follows:

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, being in the Borough of Brooklyn, County Of Kings, City and State of New York.

Block 7595 Lot 43

The approximate amount of the current Judgment lien is \$592,019.95 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 30184/2010

The premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; The aforementioned auction will be conducted in accordance with the Court System's 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.

Gregory LaSpina, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 MIDLAND AVENUE, SUITE 205, PORT CHESTER, NY 10573

Dated: 11/8/2024 File Number: 66-2076ny mbayram

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

-----X  
U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9  
MASTER PARTICIPATION TRUST

INDEX NO: 30184/2010

Plaintiff

-against-

AFFIRMATION OF SERVICE

VERONICA WALKER, NOEL WALKER,  
CAPITAL ONE BANK, NEW YORK CITY  
PARKING VIOLATIONS BUREAU, NEW  
YORK CITY ENVIRONMENTAL CONTROL  
BOARD, BENEFICIAL HOMEOWNER  
SERVICE CORPORATION,

Defendants.

-----X  
STATE OF NEW YORK  
COUNTY OF WESTCHESTER

I, Ian Berman affirm this 9<sup>th</sup> day of December 2024, 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 Westchester County and that on December 9<sup>th</sup>, 2024 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 following addresses:

Veronica Walker  
3108 Avenue I  
Brooklyn, New York 11210

Noel Walker  
3108 Avenue I  
Brooklyn, New York 11210

Capital One Bank  
1 Commerce Plaza  
99 Washington Avenue  
Albany, New York 12231

New York City Parking Violations Bureau  
100 Church Street  
New York, New York 10007

New York City Environmental Control Board  
100 Church Street  
New York, New York 10007

Beneficial Homeowner Service Corporation  
1 Commerce Plaza  
99 Washington Avenue  
Albany, New York 12231

Andrea S. Gross, Esq.  
Attorney for defendants Veronica Walker and Noel Walker  
205-47 Linden Boulevard, 2<sup>nd</sup> Floor  
St. Albans, New York 11412

Gregory LaSpina, Esq.  
1902 Whitestone Expressway, Suite 302  
Whitestone, New York 11357  
***Court Appointed Referee***

Dated: December 9, 2024

  
\_\_\_\_\_  
Ian Berman

**Index No. 30184/2010**

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

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U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9  
MASTER PARTICIPATION TRUST

Plaintiff

-against-

VERONICA WALKER, NOEL WALKER,  
CAPITAL ONE BANK, NEW YORK CITY  
PARKING VIOLATIONS BUREAU, NEW  
YORK CITY ENVIRONMENTAL CONTROL  
BOARD, BENEFICIAL HOMEOWNER  
SERVICE CORPORATION,

**DEFENDANTS.**

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**NOTICE OF SALE**

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**McCABE, WEISBERG & CONWAY, LLC**

Attorneys for PLAINTIFF  
10 Midland Ave., Suite 205  
Port Chester, NY 10573  
914.636.8900  
914.636.8901 facsimile

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