

## **NOTICE OF SALE**

**SUPREME COURT COUNTY OF KINGS**

**U.S. Bank Trust National Association, not in its individual capacity but solely as trustee on behalf of and for the benefit of MEB Loan Trust VII, Plaintiff**

**AGAINST**

**Claudine Beauvais, et al., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered December 11, 2024, 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 March 6, 2025 at 2:30PM, premises known as 61 East 57th Street, Brooklyn, NY 11203. 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: 4663 Lot: 42. Approximate amount of judgment \$859,399.25 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #526956/2019.

**Steven D. Cohn, Esq., Referee**

**McCalla Raymer Leibert Pierce, LLC**

**420 Lexington Avenue-Suite 840**

**New York, NY 10170**

**21-04746NY**

SUPREME COURT STATE OF NEW YORK  
COUNTY OF KINGS

21-04746NY  
Index No. 526956/2019

AFFIRMATION OF SERVICE BY MAIL

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U.S. Bank Trust National Association, not in its individual capacity but solely as trustee on behalf of and for the benefit of MEB  
Loan Trust VII, Plaintiff

vs.

Claudine Beauvais, 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 February 4, 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:

Steven D. Cohn, Esq.

16 Court Street

Brooklyn, NY 11241

Claudine Beauvais

2 Keegan Street

Elmont, NY 11003

Capital One Bank USA, N.A.

340 Washington Avenue

Brentwood, NY 11717

John Doe #1 (Refused Name)

61 East 57th Street, 1st Floor

Brooklyn, NY 11203

John Doe #2 (Refused Name)

61 East 57th Street, 1st Floor

Brooklyn, NY 11203

John Doe #3 (Refused Name)

61 East 57th Street, 1st Floor

Brooklyn, NY 11203

John Doe #4 (Refused Name)

61 East 57th Street, 1st Floor

Brooklyn, NY 11203

Valentino Doe #5 (Refused Last Name)  
61 East 57th Street, 2nd Floor  
Brooklyn, NY 11203

John Doe #6 (Refused Name)  
61 East 57th Street, 2nd Floor  
Brooklyn, NY 11203

John Doe #7 (Refused Name)  
61 East 57th Street, 2nd Floor  
Brooklyn, NY 11203


John Doe #8 (Refused Name)  
61 East 57th Street, 2nd Floor  
Brooklyn, NY 11203

John Doe #9 (Refused Name)  
61 East 57th Street, 2nd Floor  
Brooklyn, NY 11203

Jane Doe #1 (Refused Name)  
61 East 57th Street, 1st Floor  
Brooklyn, NY 11203

Current Occupant  
61 East 57th Street  
Brooklyn, New York, 11203

I affirm on, February 4, 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.

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