

**NOTICE OF SALE
SUPREME COURT - COUNTY OF KINGS**

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE
REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-
HE7 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE7,**

Plaintiff,

Against

FAYE SINGLETON A/K/A FAYE GILMORE A/K/A FAY SINGLETON, et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 09/24/2024, I, the undersigned Referee, will sell at public auction, in Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, NY 11201 on 12/18/2025 at 2:30PM, premises known as 280 E 38th Street, Brooklyn, New York 11203, 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 of Brooklyn, County of Kings, City and State of New York.

Block 4891 Lot 20

The approximate amount of the current Judgment lien is \$547,317.33 plus interest and costs. 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.

Index # 515148/2019

Doron Leiby, Esq., Referee.

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

Dated: 10/27/2025 File Number: 19-301095 CA

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

-----X

DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS TRUSTEE FOR THE REGISTERED HOLDERS
OF MORGAN STANLEY ABS CAPITAL I INC.
TRUST 2007-HE7 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-HE7,

INDEX NO: 515148/2019

Plaintiff.

AFFIRMATION OF SERVICE

-against-

FAYE SINGLETON A/K/A FAYE GILMORE A/K/A
FAYE SINGLETON, NEW YORK CITY PARKING
VIOLATIONS BUREAU,
COMMISSIONER OF SOCIAL
SERVICES OF THE CITY OF NEW YORK SOCIAL
SERVICES DISTRICT, MR. SINGLETON, "JANE
DOE"

Defendant.

-----X

STATE OF NEW YORK
COUNTY OF WESTCHESTER

I, Ian Berman affirm this 20th day of November 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 Westchester County and that on November 20th, 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 following addresses:

FAYE SINGLETON A/K/A FAYE GILMORE A/K/A FAY SINGLETON
DEFENDANT
720 FENIMORE STREET, 2ND FLOOR
BROOKLYN, NEW YORK 11203

FAYE SINGLETON A/K/A FAYE GILMORE A/K/A FAY SINGLETON
DEFENDANT
280 EAST 38TH STREET, 1ST FLOOR
BROOKLYN, NEW YORK 11203

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

COMMISSIONER OF SOCIAL SERVICES OF THE CITY OF NEW YORK SOCIAL
SERVICES DISTRICT
DEFENDANT
100 CHURCH STREET
NEW YORK, NEW YORK 10007

MR. SINGLETON S/H/A JOHN DOE #1
DEFENDANT
280 EAST 38TH STREET, 1ST FLOOR
BROOKLYN, NEW YORK 11203

JANE DOE
DEFENDANT
280 EAST 38TH STREET, 2ND FLOOR
BROOKLYN, NEW YORK 11203

DORON LEIBY, ESQ.
32 BROADWAY, FL. 13
NEW YORK, NEW YORK 10004
Court Appointed Referee

Dated: November 20, 2025



Ian Berman

Index No. 515148/2019

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN
STANLEY ABS CAPITAL I INC. TRUST 2007-HE7
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES
2007-HE7,

PLAINTIFF,

-AGAINST-

FAYE SINGLETON A/K/A FAYE GILMORE A/K/A FAYE
SINGLETON, NEW YORK CITY PARKING VIOLATIONS
BUREAU,
COMMISSIONER OF SOCIAL
SERVICES OF THE CITY OF NEW YORK SOCIAL
SERVICES DISTRICT, MR. SINGLETON, "JANE DOE"

DEFENDANTS.

NOTICE OF SALE

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