

1 of 8

To:

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Attorney for Mortgage Electronic Systems as nonimee for IndyMac Bnk

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS A NOMINEE FOR
INDYMAC BANK, F.S.B 111 8TH 111 EIGHTH AVENUE, 13TH FLOOR
NEW YORK, NEW YORK 10011

HOME HEATING OIL CORP.
2641 ATLANTIC AVENUE
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156 HARBORVIEW SOUTH
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Michael D. Benjamin, Esq., Referee
2429 East 71st Street
Brooklyn, New York 11234

NOTICE OF SALE
SUPREME COURT - COUNTY OF KINGS

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE HOME
EQUITY MORTGAGE LOAN ASSET BACKED TRUST SERIES INABS 2007-A, HOME
EQUITY MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES INABS 2007-A
UNDER THE POOLING AND SERVICING AGREEMENT DATED MAR 1, 2007,

Plaintiff,

Against

ROCIO D. SANTOS; et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 05/22/2025, I, the undersigned
Referee, will sell at public auction, in Room 224 of Kings County Supreme Court, 360 Adams
Street, Brooklyn, NY 11201 on 9/25/2025 at 2:30PM, premises known as 104 Sunnyside
Avenue, Brooklyn, NY 11207, 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 3896 Lot 12

The approximate amount of the current Judgment lien is \$958,014.19 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 # 4835/2010

Michael D. Benjamin, Esq., Referee.

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

Dated: 7/28/2025 File Number: 14-304402 CA

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

-----X
DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS TRUSTEE OF THE HOME EQUITY
MORTGAGE LOAN ASSET BACKED TRUST
SERIES INABS 2007-A, HOME EQUITY
MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES INABS 2007-A UNDER
THE POOLING AND SERVICING AGREEMENT
DATED MAR 1,2007,

INDEX NO: 4835/2010

AFFIRMATION OF SERVICE

Plaintiff,

-against-

ROCIO D. SANTOS;
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC., AS A NOMINEE FOR INDYMAC
BANK, F.S.B.;
HOME HEATING OIL CORPORATION;
DEPARTMENT OF HOUSING PRESERVATION
AND DEVELOPMENT; MATTHEW PEREZ;
JACQUELINE PEREZ;
LINDA PEREZ;
ARIEL PEREZ;
LOURDES PEREZ;

Defendant.

-----X
STATE OF NEW YORK
COUNTY OF SUFFOLK

I, Christina Hussey affirm this 28th day of August 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 Suffolk County and that on August 28 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 addresses below:

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Valley Stream,, New York 11580
Attorney for Rocio Santos

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New York, New York 10006
Attorney for Mortgage Electronic Systems as nonimee for IndyMac Bnk

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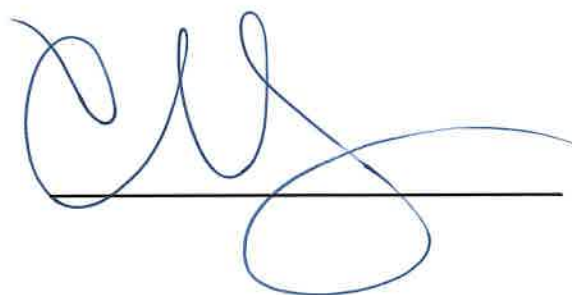
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Michael D. Benjamin, Esq., Referee
2429 East 71st Street
Brooklyn, New York 11234

Dated: August 22, 2025

A handwritten signature in blue ink, consisting of stylized, overlapping loops and a long horizontal stroke, positioned above a solid black horizontal line.

Index No. 4835/2010

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE OF THE HOME EQUITY MORTGAGE LOAN
ASSET BACKED TRUST SERIES INABS 2007-A, HOME
EQUITY MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES INABS 2007-A UNDER THE
POOLING AND SERVICING AGREEMENT DATED MAR
1,2007,

PLAINTIFF,

-AGAINST-

ROCIO D. SANTOS;
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., AS A NOMINEE FOR INDYMAC BANK, F.S.B.;
HOME HEATING OIL CORPORATION; DEPARTMENT OF
HOUSING PRESERVATION AND DEVELOPMENT;
MATTHEW PEREZ;
JACQUELINE PEREZ;
LINDA PEREZ;
ARIEL PEREZ;
LOURDES PEREZ;

DEFENDANTS.

NOTICE OF SALE

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