

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.  
-against-

AFFIRMATION OF SERVICE

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, 2<sup>ND</sup> FLOOR  
BROOKLYN, NEW YORK 11203

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

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

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

Dated: November 20, 2025

  
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Ian Berman

**Index No. 515148/2019**

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

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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.**

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**NOTICE OF SALE**

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**McCABE, WEISBERG & CONWAY, LLC**

Attorneys for PLAINTIFF  
10 Midland Avenue, Suite 205  
Port Chester, NY 10573  
(914) 636-8900  
(845) 282-7065 facsimile

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