

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR IN INTEREST TO
WILMINGTON TRUST COMPANY, AS TRUSTEE,
SUCCESSOR IN INTEREST TO BANK OF AMERICA
NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR
BY MERGER TO LASALLE BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2007-3,

-against-

ROLAND A. VILLAFANA, ET AL.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in the Office of the Clerk of the County of Kings on May 14, 2025, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WILMINGTON TRUST COMPANY, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-3 is the Plaintiff and ROLAND A. VILLAFANA, ET AL., are the Defendants. I, the undersigned Referee, will sell at public auction at the KINGS COUNTY COURTHOUSE, 360 ADAMS STREET, ROOM 224, BROOKLYN, NY 11201, on August 14, 2025 at 2:30PM, the premises known as 170 PENNSYLVANIA AVENUE, BROOKLYN, NY 11207-3046, tax map identification 3703-30, and description:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK . . .

Premises will be sold subject to provisions of filed Judgment Index No.: 18002/2009; Angelyn Johnson, Esq., as Referee; Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but**



17-080623 - DrG



**not limited to, social distancing and mask wearing. *LOCATION OF SALE SUBJECT TO
CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**