

NOTICE OF SALE  
SUPREME COURT - COUNTY OF KINGS

U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN  
MORTGAGE ACQUISITION CORP. 2006-FREI ASSET BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2006-FRE1,

Plaintiff,

Against

SHERRY A. SIMON, et al,

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 03/03/2016, I, the undersigned Referee, will sell at public auction, in Room 224 of the Kings County Supreme Court, 360 Adams Street, Brooklyn, NY 11201 on 7/17/2025 at 2:30PM, premises known as 185 Hull Street, Brooklyn, New York 11233, 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 1534 Lot 49

The approximate amount of the current Judgment lien is \$792,548.76 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 # 21676/07

Patrick W Johnson, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 MIDLAND AVENUE, SUITE 205, PORT  
CHESTER, NY 10573

Dated: 5/1/2025 File Number: 120-2556 MB

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

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U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF  
THE HOLDERS OF THE J.P. MORGAN  
MORTGAGE ACQUISITION CORP. 2006-FREI  
ASSET BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2006-FRE1,

INDEX NO: 21676/07

Plaintiff.

AFFIRMATION OF SERVICE

-against-

SHERRY A. SIMON, MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC. AS NOMINEE  
FOR FREMONT INVESTMENT LOAN, NEW  
YORK CITY ENVIRONMENTAL CONTROL BOARD,  
NEW YORK CITY TRANSIT ADJUDICATION BUREAU,  
OCWEN LOAN SERVICING, LLC, TRANSFIGURATION  
PARISH FEDERAL CREDIT UNION, ANANE  
CRANDON, ESTELLA CRANDON,

Defendant.

-----X  
STATE OF NEW YORK  
COUNTY OF WESTCHESTER

I, Ian Berman affirm this 17<sup>th</sup> day of June 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 June 17<sup>th</sup>, 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:

Frederick D. Way, III Esq  
44 Court Street, #908  
Brooklyn, NY 11201

*Attorney for Sherry A. Simon*

Robert S. Leni, Esq  
Shapiro & DiCaro, LLP  
250 Mile Crossing Boulevard, Suite One  
Rochester, New York 14624  
***Attorney for Mortgage Electronic Registration Systems, Inc. as Nominee for Fremont Investment Loan***

New York City Environmental Control Board,  
100 Church Street  
New York, NY 10007

New York City Transit Adjudication Bureau  
130 Livingston Street  
Brooklyn, NY 11201

Robert S. Leni, Esq  
Shapiro & DiCaro, LLP  
250 Mile Crossing Boulevard, Suite One  
Rochester, New York 14624  
***Attorney for Ocwen Loan Servicing, LLC,***

Transfiguration Parish Federal Credit Union,  
429 Broadway,  
Brooklyn, NY 11211

Obayomi Awoyinfa, Esq.  
27 Union Square West Suite 53  
New York, New York 10003  
***Attorney for Anne Crandon***

Obayomi Awoyinfa, Esq.  
27 Union Square West Suite 53  
New York, New York 10003  
***Attorney for Estella Crandon***

Patrick W. Johnson, Esq.  
9118 3<sup>rd</sup> Avenue  
Brooklyn, New York 11209  
***Court Appointed Referee***

Dated: June 17, 2025

  
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Ian Berman

**Index No. 21676/07**

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

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U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan  
Mortgage Acquisition Corp. 2006-FRE1 Asset Backed  
Pass-Through Certificates, Series 2006-FRE1

Plaintiff

-against-

SHERRY A. SIMON, MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC. AS NOMINEE  
FOR FREMONT INVESTMENT LOAN, NEW  
YORK CITY ENVIRONMENTAL CONTROL BOARD,  
NEW YORK CITY TRANSIT ADJUDICATION BUREAU,  
OCWEN LOAN SERVICING, LLC, TRANSFIGURATION  
PARISH FEDERAL CREDIT UNION, ANANE CRANDON,  
ESTELLA CRANDON,

**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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