

SUPREME COURT THE STATE OF NEW YORK:  
COUNTY OF KINGS

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HSBC BANK USA, N.A., AS TRUSTEE FOR      Index No: 39351/2007  
THE REGISTERED HOLDERS OF ACE  
SECURITIES CORP. HOME EQUITY LOAN  
TRUST, SERIES 2005-HE2, ASSET BACKED      **NOTICE OF SALE**  
PASSTHROUGH CERTIFICATES

Plaintiff.

-against-


ANNETTE SANDERSON, DONNA DANIELS,  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. AS NOMINEE FOR  
FREMONT INVESTMENT & LOAN,  
DEPARTMENT OF HOUSING  
PRESERVATION AND DEVELOPMENT,  
CITY OF NEW YORK DEPARTMENT OF  
TRANSPORTATION PARKING VIOLATIONS  
BUREAU, CITY OF NEW YORK  
ENVIRONMENTAL CONTROL BOARD,  
HOME HEATING OIL CORP., MALCOLM  
PARKER, CURTIS DOUGLAS, LORRAINE  
JONES, FOREST MCGEE, SHILEY  
MCGEE, NEW YORK DEPARTMENT OF  
FINANCE, 35 DECATUR STREET LLC

Defendants.

-----X  
TAKE NOTICE that the within is a true copy of a Notice of Sale for 35 Decatur  
Street, Brooklyn, New York 11216 in KINGS County.

McCABE, WEISBERG & CONWAY, LLC

Dated: May 21, 2025  
Melville, NY

By:   
MELISSA A. SPOSATO, ESQ.  
Attorneys for Plaintiff  
One Huntington Quadrangle, Suite 4N25  
Melville, NY 11747  
(631) 812-4084  
(855) 845-2584 facsimile

To:  
35 Decatur Street LLC  
106-28 Queens Blvd., Suite 750494  
Forest Hills, NY 11375

Jason J. Rebhun, Esq.  
Law Office of Jason J. Rebhun P.C.  
Attorneys for Intervenor-Defendant, 35 Decatur Street LLC  
225 Broadway  
38th Floor  
New York, NY 10007

Petroff Amshen LLP  
Attorneys for Intervenor-Defendant, 35 Decatur Street LLC  
1790 Coney Island Avenue  
Brooklyn, NY 11230

Marc W. Brown, Esq.  
Phillips Lytle, LLP  
Attorney for U.S. Bank National Association as Trustee and Assignee for Mortgage Electronic  
Registration Systems, Inc., as Nominee for Fremont Investment & Loan  
437 Madison Ave.  
New York, New York 10022

Houser & Allison, PC  
Attorney for U.S. Bank National Association as Trustee and Assignee for Mortgage Electronic  
Registration Systems, Inc., as Nominee for Fremont Investment & Loan  
60 East 42nd Street, Suite 1148  
New York, NY 10165

Annette Sanderson  
9060 Heritage Bay  
Orlando, FL 32836

Donna Daniels  
9060 Heritage Bay  
Orlando, FL 32836

City of New York Department of Transportation Parking Violations Bureau  
Corporation Counsel  
100 Church Street  
New York, NY 10007

City of New York Environmental Control Board  
Corporation Counsel

100 Church Street  
New York, NY 10007

Home Heating Oil Corp.  
PO Box 564520  
College Point, NY 11356

NEW YORK CITY LAW DEPARTMENT  
100 Church St., Fl 3  
New York, NY 10007  
Attorney for DEPT OF HOUSING PERSERVATION AND DEVELOPMENT

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Brooklyn, New York 11216

Curtis Douglas  
35 Decatur Street, Apt 2  
Brooklyn, New York 11216

Lorraine Jones  
35 Decatur Street, Apt 2  
Brooklyn, New York 11216

Forest McGee  
35 Decatur Street, Apt 3  
Brooklyn, New York 11216

Shirley McGee  
35 Decatur Street, Apt 3  
Brooklyn, New York 11216

Office of Legal Affairs  
Attorneys for New York City Department of Finance  
Linda Susswein, Esq.  
345 Adams Street  
Brooklyn, New York 11201

Simon Shamoun, Esq., Referee  
430 Bay Ridge Parkway  
Brooklyn, New York 11209

NOTICE OF SALE  
SUPREME COURT - COUNTY OF KINGS

HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF ACE  
SECURITIES CORP.,

Plaintiff,

Against

ANNETTE SANDERSON, DONNA DANIELS, et al,  
Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 03/07/2023, 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 6/12/2025 at 2:30PM, premises known as 35 Decatur Street, Brooklyn, New York 11216, 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 1855 Lot 46

The approximate amount of the current Judgment lien is \$1,238,267.87 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 # 39351/2007

Simon Shamoun, Esq., Referee.

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

Dated: 5/19/2025 File Number: 560-2461 MB

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

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HSBC BANK USA, N.A., AS TRUSTEE FOR THE  
REGISTERED HOLDERS OF ACE SECURITIES  
CORP. HOME EQUITY LOAN TRUST, SERIES  
2005-HE2, ASSET BACKED PASSTHROUGH  
CERTIFICATES

INDEX NO: 39351/2007

AFFIRMATION OF SERVICE

Plaintiff,


-against-

ANNETTE SANDERSON, DONNA DANIELS,  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. AS NOMINEE FOR FREMONT  
INVESTMENT & LOAN, DEPARTMENT OF  
HOUSING PRESERVATION AND DEVELOPMENT,  
CITY OF NEW YORK DEPARTMENT OF  
TRANSPORTATION PARKING VIOLATIONS  
BUREAU, CITY OF NEW YORK  
ENVIRONMENTAL CONTROL BOARD, HOME  
HEATING OIL CORP., MALCOLM PARKER,  
CURTIS DOUGLAS, LORRAINE JONES, FOREST  
MCGEE, SHILEY MCGEE, NEW YORK  
DEPARTMENT OF FINANCE, 35 DECATUR  
STREET LLC

Defendant.

-----X

STATE OF NEW YORK  
COUNTY OF SUFFOLK

I, Christina Hussey affirm this  day of May 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 May 20, 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:

35 Decatur Street LLC  
106-28 Queens Blvd., Suite 750494  
Forest Hills, NY 11375

Jason J. Rebhun, Esq.  
Law Office of Jason J. Rebhun P.C.  
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225 Broadway  
38th Floor  
New York, NY 10007

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437 Madison Ave.  
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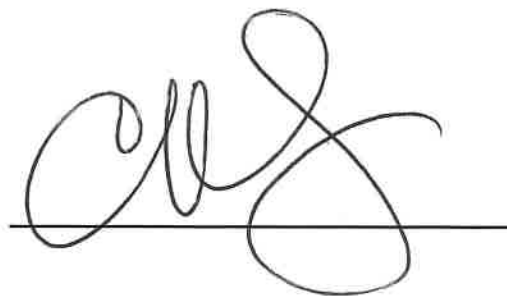
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345 Adams Street  
Brooklyn, New York 11201

Simon Shamoun, Esq., Referee  
430 Bay Ridge Parkway  
Brooklyn, New York 11209

Dated: May 20, 2025

A handwritten signature in black ink, appearing to be 'SS', written over a horizontal line.



**Index No. 39351/2007**

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

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REGISTERED HOLDERS OF ACE SECURITIES CORP.  
HOME EQUITY LOAN TRUST, SERIES 2005-HE2, ASSET  
BACKED PASSTHROUGH CERTIFICATES

**PLAINTIFF,**

**-AGAINST-**

ANNETTE SANDERSON, DONNA DANIELS, MORTGAGE  
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DEPARTMENT OF HOUSING PRESERVATION AND  
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CITY OF NEW YORK ENVIRONMENTAL CONTROL  
BOARD, HOME HEATING OIL CORP., MALCOLM  
PARKER, CURTIS DOUGLAS, LORRAINE JONES, FOREST  
MCGEE, SHILEY MCGEE, NEW YORK DEPARTMENT OF  
FINANCE, 35 DECATUR STREET LLC

**DEFENDANTS.**

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**NOTICE OF SALE**

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**McCABE, WEISBERG & CONWAY, LLC**

Attorneys for PLAINTIFF

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