

SUPREME COURT THE STATE OF NEW YORK:  
COUNTY OF RICHMOND

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DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR NOVASTAR  
MORTGAGE FUNDING TRUST, SERIES  
2007-1 NOVASTAR HOME EQUITY LOAN  
ASSET-BACKED CERTIFICATES, SERIES  
2007-1,

Index No: 130010/2015

NOTICE OF SALE

Plaintiff.

-against-

LANCE L. POPE A/K/A LANCE POPE;  
RAINBOW HILL HOMEOWNERS  
ASSOCIATION, and TINA DOE A/K/A TINA  
THOMPSON POPE,

Defendants.

-----X  
TAKE NOTICE that the within is a true copy of a Notice of Sale for 48 Studio Lane,  
Staten Island, New York 10304 in RICHMOND County.

McCABE, WEISBERG & CONWAY, LLC

Dated: October 7, 2024  
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:  
LANCE L POPE A/K/A LANCE POPE  
48 STUDIO LANE  
STATEN ISLAND, NEW YORK 10304

RAINBOW HILL HOMEOWNERS ASSOCIATION  
ONE COMMERCE PLAZA, 99 WASHINGTON AVENUE  
ALBANY, NEW YORK 12231

TINA DOE A/K/A TINA THOMPSON POPE  
48 STUDIO LANE  
STATEN ISLAND, NEW YORK 10304

Ann Marie Menna, Esq., Referee  
215B JOLINE AVE  
STATEN ISLAND, NY 10307-2040

NOTICE OF SALE  
SUPREME COURT - COUNTY OF RICHMOND

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR  
MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN  
ASSET-BACKED CERTIFICATES, SERIES 2007-1,

Plaintiff,

Against

LANCE L. POPE A/K/A LANCE POPE, ET AL.,

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 03/31/2023, I, the undersigned Referee, will sell at public auction, in Room 112 of 18 Richmond Terrace, Staten Island, NY 10301, on 11/7/2024 at 10:00AM, premises known as 48 Studio Lane, Staten Island, New York 10304, 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 Staten Island, County Of Richmond, City And State Of New York.

Block 2925 Lot 534

The approximate amount of the current Judgment lien is \$338,995.61 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 130010/2015

Ann Marie Menna, Esq., Referee.

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

Dated: 8/7/24 File Number: 17-300251 SH

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

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DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR NOVASTAR MORTGAGE  
FUNDING TRUST, SERIES 2007-1 NOVASTAR  
HOME EQUITY LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2007-1,

INDEX NO: 130010/2015

AFFIRMATION OF SERVICE

Plaintiff,


-against-

LANCE L. POPE A/K/A LANCE POPE; RAINBOW  
HILL HOMEOWNERS ASSOCIATION, and TINA  
DOE A/K/A TINA THOMPSON POPE,

Defendant.

-----X

STATE OF NEW YORK  
COUNTY OF SUFFOLK

I, Christina Hussey affirm this  day of October 2024, 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 October 8, 2024 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:

LANCE L POPE A/K/A LANCE POPE  
48 STUDIO LANE  
STATEN ISLAND, NEW YORK 10304

RAINBOW HILL HOMEOWNERS ASSOCIATION

ONE COMMERCE PLAZA, 99 WASHINGTON AVENUE  
ALBANY, NEW YORK 12231

TINA DOE A/K/A TINA THOMPSON POPE  
48 STUDIO LANE  
STATEN ISLAND, NEW YORK 10304

Ann Marie Menna, Esq., Referee  
215B JOLINE AVE  
STATEN ISLAND, NY 10307-2040

Dated: October 8, 2024

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

**Index No. 130010/2015**

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

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DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR NOVASTAR MORTGAGE FUNDING  
TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN  
ASSET-BACKED CERTIFICATES, SERIES 2007-1,

**PLAINTIFF,**

**-AGAINST-**

LANCE L. POPE A/K/A LANCE POPE; RAINBOW HILL  
HOMEOWNERS ASSOCIATION, and TINA DOE A/K/A  
TINA THOMPSON POPE,

**DEFENDANTS.**

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**NOTICE OF SALE**

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**McCABE, WEISBERG & CONWAY, LLC**  
Attorneys for PLAINTIFF  
One Huntington Quadrangle, Suite 4N25  
Melville, NY 11747  
(631) 812-4084  
(855) 845-2584 facsimile

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