

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

U.S. Bank National Association, as Trustee on Behalf of
the Holders of the Adjustable Rate Mortgage Trust
2007-1, Adjustable Rate Mortgage-Backed Pass-
Through Certificates, Series 2007-1

Plaintiff(s),

-against-

Viola King, as Administratrix of the Estate of Derrick
Duncan; Dania Duncan aka Diania Duncan Record
Owner and Heir to the Estate of Derrick Duncan;
Mortgage Electronic Registration Systems Inc. as
nominee for Wall Street Mortgage Bankers LTD dba
Power Express; The United States of America; State of
New York; New York City Environmental Control
Board; New York City Parking Violations Bureau;
Hana Heshimu; Judy Robinson; Alan Jones,

Defendant(s)

Notice of Sale

Index Number: 516201/2018

Premises: 110 Bradford Street,
Brooklyn, New York 11207

NOTICE OF SALE
SUPREME COURT - COUNTY OF KINGS

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE HOLDERS
OF THE ADJUSTABLE RATE MORTGAGE TRUST 2007-1, ADJUSTABLE RATE
MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-1,
Plaintiff,

Against

VIOLA KING, AS ADMINISTRATRIX OF THE ESTATE OF DERRICK DUNCAN; DANIA
DUNCAN AKA DIANIA DUNCAN RECORD OWNER AND HEIR TO THE ESTATE OF
DERRICK DUNCAN; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS
NOMINEE FOR WALL STREET MORTGAGE BANKERS LTD DBA POWER EXPRESS;
THE UNITED STATES OF AMERICA; STATE OF NEW YORK; NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD; NEW YORK CITY PARKING VIOLATIONS
BUREAU; HANA HESHIMU; JUDY ROBINSON; ALAN JONES,
Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 02/11/2025, 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 5/29/2025 at 2:30PM, premises known as 110 Bradford
Street, Brooklyn, NY 11207, 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 3673 Lot 30

The approximate amount of the current Judgment lien is \$1,076,554.60 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 #
516201/2018

For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

Stephen R. Markman, Esq., Referee.

SHELDON MAY & ASSOCIATES Attorneys at Law, 255 Merrick Road, Rockville Centre, NY
11570

Dated: 5/2/2025 File Number: 35372 MB

SUPREME COURT

STATE OF NEW YORK, COUNTY OF KINGS Index Number 516201/2018

U.S. Bank National Association, as Trustee on Behalf of the Holders of the Adjustable Rate Mortgage Trust 2007-1, Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2007-1

Plaintiff(s),

-against-

Viola King, as Administratrix of the Estate of Derrick Duncan; Dania Duncan aka Dania Duncan Record Owner and Heir to the Estate of Derrick Duncan; Mortgage Electronic Registration Systems Inc. as nominee for Wall Street Mortgage Bankers LTD dba Power Express; The United States of America; State of New York; New York City Environmental Control Board; New York City Parking Violations Bureau; Hana Heshimu; Judy Robinson; Alan Jones,

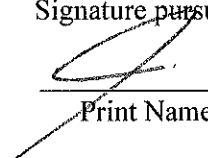
Defendant(s).

Notice of Sale

Sheldon May & Associates, P.C.
Attorneys for Plaintiff
Office and Post Office Address
255 Merrick Road
Rockville Centre, New York 11570
Telephone Number
(516) 763 - 3200

To:

Signature pursuant to rule 130-1.1-a


Print Name: Ted Eric May, Esq.

Service of a copy of the
within is hereby admitted.

Dated:

Attorney(s) for:

PLEASE TAKE NOTICE:

☐ NOTICE OF ENTRY

that the within is a (*certified*) true copy of a Duly entered in the office of the clerk of the within
named court on ,201

☐ NOTICE OF SETTLEMENT

that an order of which the within is a true copy will be presented for settlement to the Honorable
one of the judges of the within named court, at on 201 at .M.

Dated:

Yours, etc.
Sheldon May & Associates, P.C.
255 Merrick Road
Rockville Centre, New York 11570
(516) 763 - 3200