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December 30, 2024

Virginia S. Ryan, Esq.  
*Attorney for Defendants Michael D. Bishop,  
Augustus Duncan & Marjorie Duncan*  
305 Broadway, Suite 1202  
New York, NY 10007

Marjorie Duncan  
474 East 52<sup>nd</sup> Street  
Brooklyn, NY 11203

Michael D. Bishop  
474 East 52<sup>nd</sup> Street  
Brooklyn, NY 11203

Mike Miller  
474 E 52nd Street  
Brooklyn, NY 11203

Helen Miller  
474 E 52nd Street  
Brooklyn, NY 11203

Wayne Samuel  
474 E 52nd Street  
Brooklyn, NY 11203

Occupant  
474 E 52<sup>nd</sup> Street  
Brooklyn, NY 11203

Aaron Tyk, Esq.  
*Court-Appointed Referee*  
902 Ocean Parkway Apt. 4E  
Brooklyn, NY 11230

Re: HSBC Bank USA, National Association, as Trustee, etc. vs. Marjorie  
Duncan, et al.  
Index #: 518333/2017

103972-1

HSBC Bank USA, National Association, as Trustee, etc. v. Marjorie Duncan, et al.  
Kings County Supreme Court, Index #: 518333/2017

Dear Sir or Madam:

Enclosed please find a copy of the Notice of Sale in regards to the above referenced matter.

Thank you.

Very truly yours,  
WOODS OVIATT GILMAN LLP

*Amanda Sims*  
Amanda Sims

Clerk

*This letter is an attempt to collect a debt. Any information will be used for that purpose.*

103972-1

HSBC Bank USA, National Association, as Trustee, etc. v. Marjorie Duncan, et al.  
Kings County Supreme Court, Index #: 518333/2017

STATE OF NEW YORK  
SUPREME COURT: COUNTY OF KINGS

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HSBC BANK USA, NATIONAL ASSOCIATION, AS  
TRUSTEE FOR WELLS FARGO HOME EQUITY ASSET-  
BACKED SECURITIES 2006-3 TRUST, HOME EQUITY  
ASSET-BACKED CERTIFICATES, SERIES 2006-3,

**NOTICE OF SALE IN  
FORECLOSURE**

Plaintiff,

v.

MARJORIE DUNCAN, ET AL,

Defendants.

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PLEASE TAKE NOTICE THAT

In pursuance of a Judgment of Foreclosure and Sale entered in the Office of the County Clerk of Kings County on April 12, 2022, and the Nunc Pro Tunc Order Amending the Judgment of Foreclosure and Sale duly entered in the Office of the Kings County Clerk on May 18, 2022 I, Aaron Tyk, Esq., the Referee named in said Judgment, will sell in one parcel at public auction on January 30, 2025 at Room 224 of the Kings County Supreme Court Supreme Court, 360 Adams Street, Brooklyn, NY, at 2:30PM the premises described as follows:

474 East 52nd Street a/k/a 474 E 52nd Street  
Brooklyn, NY 11203  
Block 4723 Lot 25

ALL THAT TRACT OR PARCEL OF LAND situate in the Borough of Brooklyn, County of Kings, City and State of New York.

The premises are sold subject to the provisions of the filed judgment, Index No. 518333/2017 in the amount of \$445,651.51 plus interest and costs. 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.

Woods Oviatt Gilman LLP  
Attorneys for Plaintiff  
500 Bausch & Lomb Place  
Rochester, NY 14604  
Tel.: 855-227-5072

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