

## NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN  
STANLEY ABS CAPITAL I INC. TRUST 2005-HE7, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2005-HE7, Plaintiff

AGAINST

SVETLANA STARIKOVITCH A/K/A SRETLANA STARIKOVITCH A/K/A  
STARIKOVITCH, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered September 26, 2024, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, in Room 224, 360 Adams Street, Brooklyn, New York 11201 on January 30, 2025 at 2:30PM, premises known as 100 Oceana Drive West, Unit 5J, Brooklyn, NY 11235. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, Block: 8720 Lot: 1158. Approximate amount of judgment \$1,283,470.17 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #503708/2023. The aforementioned auction will be conducted in accordance with the KINGS County COVID-19 Protocols located on the Office of Court Administration (OCA) website (<https://ww2.nycourts.gov/Admin/oca.shtml>) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Paul Groman, Esq, Referee

Fein, Such & Crane, LLP

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