

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

The Bank of New York Mellon, successor to JPMorgan Chase Bank, N.A., as Trustee on behalf of the Registered Holders of Bear Stearns Asset Backed Securities 2006-3, Asset-Backed Certificates, Series 2006-3

Plaintiff(s),

-against-

Shameika Grossett, as Administratrix of the Estate of Xiomara Bravo-Nelson a/k/a Xiomara Bravo Nelson a/k/a X Bravo-Nelson, deceased, Individually, Jaylen James, Nyomi James, Commissioner of Social Services of The City of New York Social Services District, New York State Department of Taxation and Finance; John Doe #1 (Name Refused); John Doe #2 (Name Refused),

Defendant(s)

Notice of Sale

Index Number: 513206/2023

Premises: 725 Vermont Street,
Brooklyn, New York 11207

NOTICE OF SALE
SUPREME COURT - COUNTY OF KINGS

The Bank of New York Mellon, successor to JPMorgan Chase Bank, N.A., as Trustee on behalf of the Registered Holders of Bear Stearns Asset Backed Securities 2006-3, Asset-Backed Certificates, Series 2006-3,

Plaintiff,

Against

Shameika Grossett, as Administratrix of the Estate of Xiomara Bravo-Nelson a/k/a Xiomara Bravo Nelson a/k/a X Bravo-Nelson, deceased, Individually, Jaylen James, Nyomi James, Commissioner of Social Services of The City of New York Social Services District, New York State Department of Taxation and Finance; John Doe #1 (Name Refused); John Doe #2 (Name Refused),

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 03/26/2025, 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 7/10/2025 at 2:30PM, premises known as 725 Vermont Street, Brooklyn, New York 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 4301 Lot 78

The approximate amount of the current Judgment lien is \$553,073.11 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 # 513206/2023

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

Sofia Balile, Esq., Referee.

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

Dated: 4/30/2025 File Number: 39053 MB

SUPREME COURT

STATE OF NEW YORK, COUNTY OF KINGS Index Number 513206/2023

The Bank of New York Mellon, successor to JPMorgan Chase Bank, N.A., as Trustee on behalf of the Registered Holders of Bear Stearns Asset Backed Securities 2006-3, Asset-Backed Certificates, Series 2006-3

Plaintiff(s),

-against-

Shameika Grossett, as Administratrix of the Estate of Xiomara Bravo-Nelson a/k/a Xiomara Bravo Nelson a/k/a X Bravo-Nelson, deceased, Individually, Jaylen James, Nyomi James, Commissioner of Social Services of The City of New York Social Services District, New York State Department of Taxation and Finance; John Doe #1 (Name Refused); John Doe #2 (Name Refused),

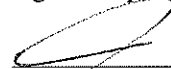
Defendant(s).

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