

NOTICE OF SALE  
SUPREME COURT - COUNTY OF QUEENS

HSBC BANK USA, NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR THE  
REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-4

Plaintiff,

Against

SHERYL GRANBERRY A/K/A SHERYL L. GRANBERRY, et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 08/28/2025, I, the undersigned Referee, will sell at public auction, at the Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25, on 12/5/2025 at 10:00AM, premises known as 109-23 215th Street, Queens Village, New York 11429, 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 Queens, County of Queens, State of New York.

Block 11118 Lot 19

The approximate amount of the current Judgment lien is \$638,238.09 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 717899/2022

James S. Yoh, Esq., Referee.

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

Dated: 10/15/2025 File Number: 18-302034 CA

SUPREME COURT THE STATE OF NEW YORK:  
COUNTY OF QUEENS

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HSBC BANK USA, NATIONAL  
ASSOCIATION, AS INDENTURE TRUSTEE  
FOR THE REGISTERED NOTEHOLDERS OF  
RENAISSANCE HOME EQUITY LOAN  
TRUST 2006-4

Index No: 717899/2022

**NOTICE OF SALE**

Plaintiff.

-against-

SHERYL GRANBERRY A/K/A SHERYL L.  
GRANBERRY,  
JOHN DOE,  
JASMIN DOE (REFUSED LAST NAME),

Defendants.

-----X

TAKE NOTICE that the within is a true copy of a Notice of Sale for 109 -23 215th  
Street, Queens Village, New York 11429 in QUEENS County.

McCABE, WEISBERG & CONWAY, LLC

Dated: October 31, 2025  
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:  
PARASKEVAS BINAKIS  
BINAKIS LAW P.C.  
2860 31st St.  
Astoria, New York 11102

Attorney for Sheryl Granberry a/k/a Sheryl L. Granberry

John Doe  
109-23 215th Street  
Queens Village, New York 11429

Jasmin Doe (Refused Last Name)  
109-23 215th Street  
Queens Village, New York 11429

James S. Yoh, Esq., Referee  
3000 Marcus Avenue, Suite 3W8  
Lake Success, New York 11042

**Index No. 717899/2022**

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

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HSBC BANK USA, NATIONAL ASSOCIATION, AS  
INDENTURE TRUSTEE FOR THE REGISTERED  
NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN  
TRUST 2006-4

**PLAINTIFF,**

**-AGAINST-**

SHERYL GRANBERRY A/K/A SHERYL L. GRANBERRY,  
JOHN DOE,  
JASMIN DOE (REFUSED LAST NAME),

**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  
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