

SUPREME COURT THE STATE OF NEW YORK:
COUNTY OF KINGS

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THE BANK OF NEW YORK MELLON F/K/A Index No: 520332/2017
THE BANK OF NEW YORK AS SUCCESSOR
TRUSTEE FOR JPMORGAN CHASE BANK,
N.A., AS TRUSTEE FOR THE BENEFIT OF **NOTICE OF SALE**
THE CERTIFICATEHOLDERS OF POPULAR
ABS, INC. MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2005-6,

Plaintiff.

-against-

SHARON COLE
KEITHROY M. MAYNARD COLE,
RAB PERFORMANCE RECOVERIES, LLC,
CRIMINAL COURT OF THE CITY OF NEW
YORK,
NEW YORK CITY PARKING VIOLATIONS
BUREAU,
JANE DOE (REFUSED NAME),

Defendants.

-----X
TAKE NOTICE that the within is a true copy of a Notice of Sale for 647 East 32nd
Street, Brooklyn, New York 11210 in KINGS County.

Dated: August 7, 2025
Melville, NY

McCABE, WEISBERG & CONWAY, LLC

By: 
GEORGE FRANKE, ESQ.
Attorneys for Plaintiff
One Huntington Quadrangle, Suite 4N25
Melville, NY 11747
(631) 812-4084
(855) 845-2584 facsimile

To:
Sharon Cole
647 East 32nd Street
Brooklyn, New York 11210

Keithroy M. Maynard Cole
647 E. 32nd Street
Brooklyn, New York 11210

RAB Performance Recoveries, LLC
111 Eighth Avenue
New York, New York 10011

Criminal Court of the City of New York
25 Beaver Street, 11th Floor
New York, New York 10004

New York City Parking Violations Bureau
100 Church Street
New York, New York 10007

Paul B. Groman, Esq., Referee
32 Court Street Ste 404
Brooklyn, New York 11201

NOTICE OF SALE
SUPREME COURT - COUNTY OF KINGS

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS
SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE
BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-
THROUGH CERTIFICATES SERIES 2005-6

Plaintiff,

Against

SHARON COLE, KEITHROY M. MAYNARD COLE, et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 06/10/2025, I, the undersigned Referee, will sell at public auction, in Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, NY 11201 on 9/4/2025 at 2:30PM, premises known as 647 East 32nd Street, Brooklyn, New York 11210, 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 5007 Lot 23

The approximate amount of the current Judgment lien is \$401,384.54 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 # 520332/2017

Paul B. Groman, Esq., Referee.

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

Dated: 7/3/2025 File Number: 17-302263 CA

SUPREME COURT OF THE STATE OF NEW YORK:
COUNTY OF KINGS

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THE BANK OF NEW YORK MELLON F/K/A THE
BANK OF NEW YORK AS SUCCESSOR TRUSTEE
FOR JPMORGAN CHASE BANK, N.A., AS
TRUSTEE FOR THE BENEFIT OF THE
CERTIFICATEHOLDERS OF POPULAR ABS, INC.
MORTGAGE PASS-THROUGH CERTIFICATES
SERIES 2005-6,

INDEX NO: 520332/2017

AFFIRMATION OF SERVICE

Plaintiff,

-against-

SHARON COLE
KEITHROY M. MAYNARD COLE,
RAB PERFORMANCE RECOVERIES, LLC,
CRIMINAL COURT OF THE CITY OF NEW YORK,
NEW YORK CITY PARKING VIOLATIONS
BUREAU,
JANE DOE (REFUSED NAME),

Defendant.

-----X

STATE OF NEW YORK
COUNTY OF SUFFOLK

I, Christina Hussey affirm this 11th day of August 2025, under the penalties of perjury,
under the laws of New York State, which may include a fine or imprisonment, that the foregoing is
true and correct, and I understand that this document may be filed in an action or proceeding in a
court of law.

I am over the age of eighteen years and am not a party herein, that I maintain my place of
employment in Suffolk County and that on August 11, 2025 I caused a copy of the enclosed
Notice of Sale to go into the mail by placing said motion with the mailroom of McCabe, Weisberg &
Conway, LLC, who, in their normal course of duties, placed the motion and exhibits in a properly
sealed envelope, with proper postage, for first class U.S. Mail delivery to the addresses below:
Sharon Cole

647 East 32nd Street
Brooklyn, New York 11210

Keithroy M. Maynard Cole
647 E. 32nd Street
Brooklyn, New York 11210

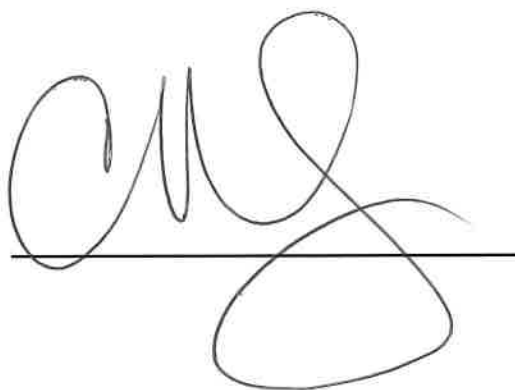
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Paul B. Groman, Esq., Referee
32 Court Street Ste 404
Brooklyn, New York 11201

Dated: August 11, 2025

A handwritten signature in black ink, appearing to be 'PBG', written over a horizontal line.

Index No. 520332/2017

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

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF
NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN
CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF
THE CERTIFICATEHOLDERS OF POPULAR ABS, INC.
MORTGAGE PASS-THROUGH CERTIFICATES SERIES
2005-6,

PLAINTIFF,

-AGAINST-

SHARON COLE
KEITHROY M. MAYNARD COLE,
RAB PERFORMANCE RECOVERIES, LLC,
CRIMINAL COURT OF THE CITY OF NEW YORK,
NEW YORK CITY PARKING VIOLATIONS BUREAU,
JANE DOE (REFUSED NAME),

DEFENDANTS.

NOTICE OF SALE

McCABE, WEISBERG & CONWAY, LLC
Attorneys for PLAINTIFF
One Huntington Quadrangle, Suite 4N25
Melville, NY 11747
(631) 812-4084
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