

SUPREME COURT THE STATE OF NEW YORK:
COUNTY OF QUEENS

-----X
DEUTSCHE BANK NATIONL TRUST
COMPANY, AS TRUSTEE ON THE
INDYMAC INDX MORTGAGE LOAN TRUST
2006-AR14, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-ARF14 UNDER
THE POOLING AND SERVICING
AGREEMENT DATES OCTOBER 1, 2006,

Index No: 704872/2015

NOTICE OF SALE

Plaintiff,

-against-

MICHAEL COLE
MOONACHI INC.
MICHELE MILERSON
BERNARD MCCONVILLE
INDYMAC BANK. F.S.B.
NEW YORK CITY ENVIRONMENTAL
CONTROL BOARD
FIA CARD SERVICES, N.A.
NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE
NEW YORK CITY TRANSIT ADJUDICATION
BUREAU
CRIMINAL COURT OF THE CITY OF NEW
YORK AND CLIFF ROBERTS,

Defendants.

-----X
TAKE NOTICE that the within is a true copy of a Notice of Sale for 10651 Roscoe

Street, Jamaica, New York 11433 in QUEENS County.

McCABE, WEISBERG & CONWAY, LLC

Dated: May 21, 2025
Melville, NY

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

To:

STEVEN BIOLSI, ESQ.
BIOLSI LAW GROUP, P.C.
ATTORNEYS FOR MICHAEL COLE AND MOONACHI INC.
111 BROADWAY, SUITE 606
NEW YORK, NY 10006

MICHELE MILERSON
700 EAST FRANKLIN STREET, 3RD FLOOR
RICHMOND, VIRGINIA 23219

BERNARD MCCONVILLE
40-29A DOUGLASTON PARKWAY
DOUGLASTON, NEW YORK 11363

INDYMAC BANK. F.S.B.
350 FIFTH AVENUE, SUITE 1200 FDIC
NEW YORK, NEW YORK 10118

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 CHURCH STREET
NEW YORK, NEW YORK 10007

FIA CARD SERVICES, N.A.
1100 NORTH KING STREET
WILMINGTON, DELAWARE 19801

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
W.A. HARRIMAN STATE CAMPUS, BUILDING 9
ALBANY, NEW YORK 12227

NEW YORK CITY TRANSIT ADJUDICATION BUREAU
130 LIVINGSTON STREET
BROOKLYN, NEW YORK 11201

CRIMINAL COURT OF THE CITY OF NEW YORK
25 BEAVER STREET
NEW YORK, NEW YORK 10004

CLIFF ROBERTS
10651 ROSCOE STREET
JAMAICA, NEW YORK 11433

William T. Driscoll, Esq (Referee)
118-35 Queens Boulevard, Suite 940
Forest Hills, New York 11375

NOTICE OF SALE
SUPREME COURT - COUNTY OF QUEENS

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE OF THE INDYMAC
INDX MORTGAGE LOAN TRUST 2006-AR14, MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2006-AR14 UNDER THE POOLING AND SERVICING
AGREEMENT DATED OCTOBER 1, 2006

Plaintiff,

Against

MICHAEL COLE, MOONACHI INC, et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 03/12/2025, I, the undersigned Referee, will sell at public auction, in the Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25, on 6/13/2025 at 10:00AM, premises known as 10651 Roscoe Street, Jamaica, New York 11433, 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 Certain Map Entitled, Hillside Gardens Jamaica, Fourth Ward, Borough of Queens, New York City, Erlandsen & Crowell, C.E. & C.S., March 1919 and filed in the Office of the Clerk of the County of Queens, now Register, on August 19th, 1919 as Map Number 3740 in the Borough and County of Queens, City and State of New York.

Block 10335 Lot 67

The approximate amount of the current Judgment lien is \$708,505.50 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 704872/2015

William T. Driscoll, Esq., Referee.

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

Dated: 4/9/2025 File Number: 272-0420ny CA

Index No. 704872/2015

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

DEUTSCHE BANK NATIONL TRUST COMPANY, AS
TRUSTEE ON THE INDYMAC INDX MORTGAGE LOAN
TRUST 2006-AR14, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-ARF14 UNDER THE
POOLING AND SERVICING AGREEMENT DATES
OCTOBER 1, 2006,

PLAINTIFF,

-AGAINST-

MICHAEL COLE
MOONACHI INC.
MICHELE MILERSON
BERNARD MCCONVILLE
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NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
FIA CARD SERVICES, N.A.
NEW YORK STATE DEPARTMENT OF TAXATION AND
FINANCE
NEW YORK CITY TRANSIT ADJUDICATION BUREAU
CRIMINAL COURT OF THE CITY OF NEW YORK AND
CLIFF ROBERTS,

DEFENDANTS.

NOTICE OF SALE

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