

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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NYCTL 2021-A TRUST, and THE BANK OF NEW : Index No. 717974/2022
YORK MELLON, as Collateral Agent and Custodian for :
the NYCTL 2021-A TRUST, :

Plaintiffs, :

- against - :

NOTICE OF SALE

WILLIE M. HARVEY, DEPARTMENT OF VETERANS :
AFFAIRS, NEW YORK STATE DEPARTMENT OF :
TAXATION AND FINANCE, NEW YORK CITY :
PARKING VIOLATIONS BUREAU, NEW YORK CITY :
DEPARTMENT OF FINANCE, and MICHAEL :
HARVEY, :

Defendants. :

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PLEASE TAKE NOTICE, that pursuant to the terms of the Judgment of Foreclosure
and Sale (the “Judgment”), issued by the Honorable Alan J. Schiff, Justice of the Supreme Court,
the subject property located at 104-17 Farmers Boulevard, Jamaica, New York 11412 and
designated as Block 10881, Lot 14, has been scheduled for public auction in Courtroom #25 of
the Queens County Supreme Court Courthouse, located at 88-11 Sutphin Boulevard, Jamaica,
New York 11435, on Friday, August 15, 2025 at 10:00 a.m.

Dated: New York, New York
June 17, 2025

SEYFARTH SHAW LLP
Attorneys for Plaintiffs

By: /s/Jerry A. Montag

Jerry A. Montag
620 Eighth Avenue
New York, New York 10018
Phone: (212) 218-5500
Fax: (212) 218-5526

To: WILLIE M. HARVEY
104-17 Farmers Boulevard
Jamaica, New York 11412

DEPARTMENT OF VETERANS AFFAIRS
c/o Donald E. Johnson and Administrator of Veterans Affairs
810 Vermont Avenue
Washington, DC 20420

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
Attn: Office of Counsel
Building 9, W.A. Harriman Campus
Albany, New York 12227

NEW YORK CITY PARKING VIOLATIONS BUREAU
Legal Division
66 John Street
New York, New York 10028

NEW YORK CITY DEPARTMENT OF FINANCE
100 Church street
New York, New York 10007
Attn: Commissioner of Finance

MICHAEL HARVEY
104-17 Farmers Boulevard
Jamaica, New York 11412

BRUCE S. POVMAN, ESQ. (REFEREE)
56 Malvern Lane
Heathcote, New York 10583

SUPREME COURT - COUNTY OF QUEENS.

NYCTL 2021-A TRUST, and THE BANK OF NEW YORK MELLON, as Collateral Agent and Custodian for the NYCTL 2021-A TRUST, Plaintiffs -against- WILLIE M. HARVEY, et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated June 5, 2025 and entered on June 12, 2025, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY 11435, on Friday, on August 15, 2025 at 10:00 a.m. or at such other location in the courthouse that the Court may designate for conducting this foreclosure auction. premises situate, lying and being in the Borough of Queens, City and State of New York, bounded and described as follows: BEGINNING at a point on the easterly side of Farmers Avenue, distant 176.92 feet northerly from the corner formed by the intersection of the easterly side of Farmers Avenue and the northerly side of Maple Avenue; THENCE easterly parallel with 105th Avenue 87.49 feet; THENCE northerly at right angles to 105th Avenue 40 feet; THENCE westerly parallel with 105th Avenue 82.83 feet to the easterly side of Farmers Avenue; THENCE southerly still along the easterly side of Farmers Avenue 21.21 feet to an angle; THENCE southerly still along the easterly side of Farmers Avenue 19.05 feet to the point or place of BEGINNING. Block: 10881 Lot: 14

Said premises known as 104-17 FARMERS BOULEVARD, JAMAICA, NY 11412

Approximate amount of lien \$33,419.97, through August 22, 2024, plus interest fees & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 717974/2022.

BRUCE S. POVMAN, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

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