

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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FEDERAL NATIONAL MORTGAGE
ASSOCIATION,

Plaintiff,

-against-

CARLTON DAY PARRIS, AS PRESUMPTIVE
HEIR, DEVISEE, DISTRIBUTE OF THE
ESTATE OF PAULINE PARRIS, DECEASED;
UNITED STATES OF AMERICA ACTING ON
BEHALF OF THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT; NEW YORK
CITY PARKING VIOLATIONS BUREAU;
JEREMY WALLS, AS JOHN DOE #1; LISA
WALLS, AS JOHN DOE #2; SABRINA WALLS,
AS JOHN DOE #3; BARBIE YAKIM, AS JOHN
DOE #4; RICHARD GIL, AS JOHN DOE #5;
PETRA CLARKE, AS JOHN DOE #6; NICOLAS
CLARKE, AS JOHN DOE #7; PATRICIA
CRAYTON, AS JOHN DOE #8; THOMAS
HINES, AS JOHN DOE #9; LIONEL DAVIS, AS
JOHN DOE #10; ZELDA DAVIS, AS JOHN DOE
#11; JASON DAVIS, AS JOHN DOE #12;
TERRENCE DAVIS, AS JOHN DOE #13; FRAN
DAVIS, AS JOHN DOE #14,

Defendants.

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INDEX NO. 711571/2018

NOTICE OF SALE

Mortgage Premises:
104-21 215TH Street
Queens Village, NY 11429

PLEASE TAKE NOTICE that the annexed is the Notice of Sale of the premises known
as **104-21 215TH Street, Queens Village, NY 11429**, directed to be sold on **September 5, 2025**
at 11:00 a.m., at public auction at the Queens County Supreme Courthouse, on the second floor
in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435, in connection with the above
captioned foreclosure action.

Dated: August 20, 2025
New York, New York

GREENSPOON MARDER LLP
Attorneys for Plaintiff

By: /s/Eileen Martinez
Eileen Martinez, Esq.
1345 Avenue of the Americas, Suite 2200
New York, NY 10105
P: 212.524.5000

Copies to:
JOSEPH A. JACOBSON, ESQ.
BIOLSI LAW GROUP, P.C.
111 BROADWAY, SUITE 606
NEW YORK, NY 10006
ATTORNEY FOR: CARLTON DAY PARRIS, AS PRESUMPTIVE HEIR, DEVISEE,
DISTRIBUTE OF THE ESTATE OF PAULINE PARRIS, DECEASED

FRANK BRUNO, JR., ESQ.
COURT APPOINTED GUARDIAN AD LITEM:
ANY AND ALL KNOWN OR UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN
INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PAULINE PARRIS,
DECEASED
69-09 MYRTLE AVENUE
GLENDALE, NEW YORK 11385

UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF
HOUSING AND URBAN DEVELOPMENT
C/O BETH P. SCHWARTZ, UNITED STATES ATTORNEY
271 CADMAN PLAZA EAST
BROOKLYN, NY 11201

BERNARD J. TORDESILLA, ESQ.
OF COUNSEL TO THE SPECIAL ASSISTANT CORPORATION COUNSEL
ATTY FOR: NEW YORK CITY PARKING VIOLATIONS BUREAU
375 PEARL STREET – 30TH FLOOR
NEW YORK, NEW YORK 10038

JEREMY WALLS, AS JOHN DOE #1
104-21 215th STREET, 1st FLOOR
QUEENS VILLAGE, NY 11429

LISA WALLS, AS JOHN DOE #2
104-21 215th STREET, 1st FLOOR
QUEENS VILLAGE, NY 11429

SABRINA WALLS, AS JOHN DOE #3
104-21 215th STREET, 1st FLOOR
QUEENS VILLAGE, NY 11429

BARBIE YAKIM, AS JOHN DOE #4
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RICHARD GIL, AS JOHN DOE #5
104-21 215th STREET, 1st FLOOR
QUEENS VILLAGE, NY 11429

PETRA CLARKE, AS JOHN DOE #6
104-21 215th STREET, 2nd FLOOR
QUEENS VILLAGE, NY 11429

NICOLAS CLARKE, AS JOHN DOE #7
104-21 215th STREET, 2nd FLOOR
QUEENS VILLAGE, NY 11429

PATRICIA CRAYTON, AS JOHN DOE #8
104-21 215th STREET, 2nd FLOOR
QUEENS VILLAGE, NY 11429

THOMAS HINES, AS JOHN DOE #9
104-21 215th STREET, 2nd FLOOR
QUEENS VILLAGE, NY 11429

LIONEL DAVIS, AS JOHN DOE #10
104-21 215th STREET, Basement
QUEENS VILLAGE, NY 11429

ZELDA DAVIS, AS JOHN DOE #11
104-21 215th STREET, Basement
QUEENS VILLAGE, NY 11429

JASON DAVIS, AS JOHN DOE #12
104-21 215th STREET, Basement
QUEENS VILLAGE, NY 11429

TERRENCE DAVIS, AS JOHN DOE #13
104-21 215th STREET, Basement
QUEENS VILLAGE, NY 11429

FRAN DAVIS, AS JOHN DOE #14
104-21 215th STREET, Basement
QUEENS VILLAGE, NY 11429

DAVID FERGUSON, ESQ.
COURT APPOINTED REFEREE
305 BROADWAY, SUITE 1100
NEW YORK, NY 10007

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff,
vs. CARLTON DAY PARRIS, AS PRESUMPTIVE HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF
PAULINE PARRIS, DECEASED, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on November 20, 2019, an Order duly entered on September 9, 2021, an Order Appointing Guardian Ad Litem and Military Attorney duly entered on December 13, 2021, a Short Form Order duly entered on March 31, 2023 and an Order Appointing Successor Bank and Extension of Time to Schedule Sale duly entered on July 14, 2025, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on September 5, 2025 at 11:00 a.m., premises known as 104-21 215th Street, Queens Village, NY 11429. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 11100 and Lot 3. Approximate amount of judgment is \$560,781.09 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #711571/2018.

David Ferguson, Esq., Referee

Greenspoon Marder, 1345 Avenue of the Americas, Suite 2200, New York, NY 10105, Attorneys
for Plaintiff