

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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NYCTL 2019-A TRUST, and THE BANK OF NEW : Index No. 722933/2020
YORK MELLON, as Collateral Agent and Custodian for :
the NYCTL 2019-A TRUST, :

Plaintiffs, :

- against - :

NOTICE OF SALE

WILLIAM H. WINCHESTER, III, INDIVIDUALLY :
AND AS ADMINISTRATOR OF THE ESTATE OF :
LULU WINCHESTER A/K/A LULU MARIE :
WINCHESTER, NEW YORK CITY ENVIRONMENTAL :
CONTROL BOARD, NEW YORK CITY TRANSIT :
ADJUDICATION BUREAU, UNITED STATES OF :
AMERICA INTERNAL REVENUE SERVICE, NEW :
YORK STATE DEPARTMENT OF TAXATION AND :
FINANCE, TAX COMPLIANCE DIVISION, and NEW :
YORK CITY DEPARTMENT OF FINANCE, :

Defendants. :

----- X
PLEASE TAKE NOTICE, that pursuant to the terms of the Judgment of Foreclosure
and Sale (the “Judgment”), issued by the Honorable Denis J. Butler, Justice of the Supreme
Court, the subject property located at 114-55 144th Street, Jamaica, New York 11436 and
designated as Block 11974, Lot 45, 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, June 20, 2025 at 10:00 a.m.

Dated: New York, New York
May 8, 2025

SEYFARTH SHAW LLP
Attorneys for Plaintiffs

By: /s/Jerry A. Montag

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New York, New York 10018
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To: JAY S. MARKOWITZ, ESQ.
(Via NYSCEF)

WILLIAM H. WINCHESTER III
114-55 144th Street
Jamaica, New York 11436
-and-
116-17 148th Street
Jamaica, New York 11433

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 Church Street
New York, New York 10007

NEW YORK CITY TRANSIT ADJUDICATION BUREAU
130 Livingston Street
Brooklyn, New York 11201

UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE
United States Attorney's Office
Eastern District of New York
271 Cadman Plaza East
Brooklyn, New York 11201

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

FRANK BRUNO, JR. ESQ. (REFEREE)
6909 Myrtle Avenue
Glendale, New York 11385

SUPREME COURT - COUNTY OF QUEENS.

NYCTL 2019-A TRUST, and THE BANK OF NEW YORK MELLON, as Collateral Agent and Custodian for the NYCTL 2019-A TRUST, Plaintiffs -against- WILLIAM H. WINCHESTER, III, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF LULU WINCHESTER A/K/A LULU MARIE WINCHESTER, et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated December 21, 2023 and entered on January 3, 2024, I, the undersigned Referee will sell at public auction on Friday June 20, 2025 at 10:00 a.m. at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY, 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 and County of Queens, City and State of New York, bounded and described as follows: BEGINNING at the corner formed by the intersection of the easterly side of 144th Street with the northerly side of 115th Avenue; being a plot 37.55 feet by 100 feet by 37.55 feet by 100 feet. Block: 11974 Lot: 45

Said premises known as 114-55 144TH STREET, JAMAICA, NY 11436

Approximate amount of lien \$11,179.30, through November 8, 2022, plus interest fees & costs.

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

Index Number 722933/2020.

FRANK BRUNO, JR. ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{* Queens Daily Eagle*}