

SUPREME COURT THE STATE OF NEW YORK:  
COUNTY OF QUEENS

-----X  
STETSON CAPITAL ADVISORS I, LP,

Index No: 703332/2022

Plaintiff.

NOTICE OF SALE

-against-

MIGUEL REYES  
NEW YORK CITY PARKING VIOLATIONS  
BUREAU  
NEW YORK CITY ENVIRONMENTAL  
CONTROL BOARD,

Defendants.

-----X

TAKE NOTICE that the within is a true copy of a Notice of Sale for 17933 143rd

Avenue, Jamaica, New York 11434 in QUEENS County.

McCABE, WEISBERG & CONWAY, LLC

Dated: October 11, 2024  
Melville, NY

By: \_\_\_\_\_

MELISSA A. SPOSATO, ESQ.

Attorneys for Plaintiff

One Huntington Quadrangle, Suite 4N25

Melville, NY 11747

(631) 812-4084

(855) 845-2584 facsimile

To:

BERNARD JAMES TORDESILLAS

NYC DEPARTMENT OF FINANCE

375 Pearl Street 30th Floor

NEW YORK, New York 10038

*Attorney for New York City Environmental Control Board*

AVI ROSENFELD, ESQ

ATTORNEY FOR MIGUEL REYES

THE ROSENFELD LAW OFFICE

156 HARBORVIEW SOUTH LAWRENCE, NEW YORK 11559

VIA NYSCEF

NEW YORK CITY PARKING VIOLATIONS BUREAU  
100 CHURCH STREET  
NEW YORK, NEW YORK 10007

Susan M. Silverman, Esq., Referee  
446 Willis Ave., # 243  
Williston Park, New York 11596

NOTICE OF SALE  
SUPREME COURT - COUNTY OF QUEENS

STETSON CAPITAL ADVISORS I, LP

Plaintiff,

Against

MIGUEL REYES, ET AL

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 08/06/2024, I, the undersigned Referee, will sell at public auction, at the Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25, on 11/8/2024 at 10:00AM, premises known as 17933 143rd Avenue, Jamaica, New York 11434, And Described As Follows:

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Springfield Gardens, in the Borough and County Of Queens, city and State Of New York.

Block 13049 Lot 69

The approximate amount of the current Judgment lien is \$59,779.22 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 703332/2022

Susan M. Silverman, Esq., Referee.

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

Dated: 9/23/2024 File Number: 21-300430 CA

**Index No. 703332/2022**

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

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**STETSON CAPITAL ADVISORS I, LP,**

**PLAINTIFF,**

**-AGAINST-**

**MIGUEL REYES  
NEW YORK CITY PARKING VIOLATIONS BUREAU  
NEW YORK CITY ENVIRONMENTAL CONTROL BOARD,**

**DEFENDANTS.**

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**NOTICE OF SALE**

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**McCABE, WEISBERG & CONWAY, LLC**

Attorneys for PLAINTIFF

One Huntington Quadrangle, Suite 4N25

Melville, NY 11747

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