

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

CITIMORTGAGE, INC.

INDEX # 703285/2025

Plaintiff,

-against-

NOTICE OF SALE

BIRUNGI AMANDAZI, EVERMOND AMANDAZI,
NEW YORK CITY PARKING VIOLATIONS BUREAU,
NEW YORK CITY ENVIRONMENTAL CONTROL
BOARD, NEW YORK CITY TRANSIT ADJUDICATION
BUREAU,

Defendants,

Pursuant to a Judgment of Foreclosure and Sale entered on December 4th, 2018 within is a copy
of the Notice of Sale for the above captioned matter.

Dated: Manhasset, New York
December 18, 2025

David A. Gallo & Associates LLP

/s/ Robert M. Link, Esq.
Robert M. Link, Esq.
Attorney for Plaintiff
47 Hillside Avenue - 2nd Floor
Manhasset, NY 11030

TO BIRUNGI AMANDAZI
133-62 AKA 133-56 HOOK CREEK BOULEVARD
ROSEDALE, NY 11422

MICHAEL J. CIARAVINO, ESQ.
LAW OFFICE SCHLISSEL DECORPO, LLP
ATTORNEY FOR DEFENDANT EVERMOND AMANDAZI
479 MERRICK ROAD
LYNBROOK, NY 11563

NICHOLAS EMILIO PERCIBALLI, ESQ.
REFEREE
6851 JERICHO TPKE, STE 185
SYOSSET, NY 11791

SUPREME COURT - COUNTY OF QUEENS.

CITIMORTGAGE, INC., Plaintiff -against- BIRUNGI AMANDAZI, EVERMOND AMANDAZI, et al
Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated October 25, 2018, I,
the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11
Sutphin Blvd., in Courtroom # 25, Jamaica, NY on Friday, January 9, 2026 at 11:00 a.m. 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 a point on the westerly side of Hook Creek Boulevard, distant 41.30 feet
northerly from the corner formed by the intersection of the westerly side of Hook Creek Boulevard with the
northerly side of 133rd Drive; being a plot 93.34 feet by 60 feet by 77.80 feet by 61.95 feet.

Block: 13210 Lot: 6

Said premises known as 133-62 AKA 133-56 HOOK CREEK BOULEVARD, ROSEDALE, NY 11422

Approximate amount of lien \$473,911.34 plus interest & costs.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit
paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's
attorney.

Index Number 703285/2025

NICHOLAS E. PERCIBALLI, ESQ., Referee

David A. Gallo & Associates LLP

Attorney(s) for Plaintiff

47 Hillside Avenue, 2nd Floor, Manhasset, NY 11030

File# 5025.1285

{* Queens Daily Eagle*}

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SUPREME COURT OF THE STATE OF NEW YORK
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CITIMORTGAGE, INC.

Plaintiff,

-against-

BIRUNGI AMANDAZI; EVERMOND AMANDAZI, et al

Defendant(s)

NOTICE OF SALE

DAVID A. GALLO & ASSOCIATES LLP

Attorneys for Plaintiff
47 Hillside Avenue - 2nd Floor
Manhasset, NY 11030
Our file #: 5025.1285

To:

Attorney(s) for

Service of a copy of the within _____ is hereby admitted.

Dated: _____

Attorney's for:

Sir:-Please take notice

☐ NOTICE OF ENTRY

that the within is a (certified) true copy of a
duly entered in the office of the clerk of the within named court on 2025

☐ NOTICE OF SETTLEMENT

that an order _____ of which the within is a true copy will be presented for
settlement to the HON. _____ one of the judges

of the within named court, at

on 2025 at _____ M.

Dated,

Yours, etc.

DAVID A. GALLO & ASSOCIATES LLP

Office & P.O. Address

47 Hillside Avenue - 2nd Floor

Manhasset, NY 11030