

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

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**CITIMORTGAGE, INC.,****X****Plaintiff,  
-against-****Index No.: 380314/2014E**

FAREEDAH GARCIA; GLORIA BOOSE; NEW YORK CITY PARKING VIOLATIONS EUREAU; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; NEW YORK CITY TRANSIT ADIUDICATION BUREAU; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; MIDLAND FUNDING LLC; CRIMINAL COURT OF THE CITY OF NEW YORK; CHILD SUPPORT ENFORCEMENT SERVICES; KENROY LEWIS;

**NOTICE OF SALE****Defendants.****X****SIRS:**

Pursuant to a Judgment of Foreclosure and Sale in the above-entitled action dated September 20, 2017 and entered herein OCTOBER 7, 2017, LETICIA ARZU, ESQ., the Referee named in said Judgment, will sell in one parcel at public auction on the 9th day of FEBRUARY, 2026 at 2:15PM, the premises directed by said Judgment to be sold at public auction at the Bronx County Supreme Court, Courtroom 711, located at 851 Grand Concourse, Bronx, New York. Said premises is commonly known as, 1299 INTERVALE AVENUE, BRONX, NY 10459.

**SEE ATTACHED SCHEDULE "A"**

The approximate amount of the Judgment is \$558,953.04 plus interest thereon from March 18, 2016, together with costs, allowances, attorney's fees and expenses of sale as awarded by the Court in said Judgment.

Dated: January 14, 2026  
White Plains, New York

Leticia Arzu, Esq.  
Referee

KOSTERICH & SKEETE, LLC

Attnorneys for Plaintiff  
707 Westchester Ave, Suite 302  
White Plains, New York 10604

914-395-0055

**SCHEDULE A****DESCRIPTION**

Title Number: **MSG-715BX**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of the Bronx, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the westerly side of Intervale Avenue with the southerly side of Freeman Street;

RUNNING THENCE westerly on a line forming an interior angle of 78 degrees 39 minutes 22 seconds with said beginning point, a distance of 102.49 feet;

THENCE southerly on a line forming an interior angle of 98 degrees 08 minutes 04 seconds with the last described course, a distance of 16.37 feet;

THENCE easterly on a line forming an interior angle of 93 degrees 12 minutes 34 seconds with the last described course (calc) and part of the distance through a party wall, a distance of 99.58 feet to the westerly side of Intervale Avenue;

THENCE northerly at a right angle to the previous course (calc) and along the westerly side of Intervale Avenue, a distance of 36.50 feet to the point or place of BEGINNING.

SUPREME COURT - COUNTY OF BRONX.

CITIMORTGAGE, INC., Plaintiff -against- FAREEDAH GARCIA, GLORIA BOOSE, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered herein and dated September 20, 2017, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, located at 851 Grand Concourse, Bronx, NY, 10451 on February 9, 2026 at 2:15 p.m. premises situate, lying and being in the Borough and County of Bronx, City and State of New York, bounded and described as follows: BEGINNING at the corner formed by the intersection of the westerly side of Intervale Avenue with the southerly side of Freeman Street; being a plot 102.49 feet by 16.37 feet by 99.58 feet by 36.50 feet.

Said premises known as 1299 INTERVALE AVENUE, BRONX, NY

Approximate amount of lien \$558,953.04 plus interest & costs.

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

Index Number 380314/2014.

LETICIA ARZU, ESQ., Referee

Kosterich & Skeete, LLC

Attorney(s) for Plaintiff

707 Westchester Ave, Suite 302, White Plains, NY 10604

{\* Bronx Times, NYLJ\*}