

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  
July 14, 2025

David A. Gallo & Associates LLP

/s/ Frank A. Morrone, Esq.  
Frank A. Morrone, 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 DEFENDAT EVERMOND AMANDAZI***  
479 MERRICK ROAD  
LYNBROOK, NY 11563

NICHOLAS E. PERCIBALLI, ESQ.  
REFEREE  
6851 JERICHO TURNPIKE, 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, September 19, 2025 at 10:00 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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CITIMORTGAGE, INC.

Plaintiff,

-against-

BIRUNGI 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