

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

CITIMORTGAGE, INC.

Plaintiff,

-against-

JOSE A. PEREZ, ELEVID PEREZ, EUFEMIO PEREZ,  
CRIMINAL COURT OF THE CITY OF NEW YORK,  
NEW YORK STATE DEPARTMENT OF TAXATION  
AND FINANCE, PEOPLE OF THE STATE OF NEW  
YORK, QUEENS SUPREME COURT, JPMORGAN  
CHASE BANK N.A., CUU, LLC, WORLDWIDE ASSET  
PURCHASING LLC, EMPIRE PORTFOLIO INC.,  
MIDLAND FUNDING LLC, COMMISSIONER OF  
LABOR OF THE STATE OF NEW YORK, CHASE  
MANHATTAN BANK USA N.A., CREDIT  
ACCEPTANCE CORP., NEW YORK CITY PARKING  
VIOLATIONS BUREAU, NEW YORK CITY  
ENVIRONMENTAL CONTROL BOARD, NEW YORK  
CITY TRANSIT ADJUDICATION BUREAU, SAGE  
FINANCIAL LTD., FIA CARD SERVICES, N.A. F/K/A  
BANK OF AMERICA, N.A., INTERNAL REVENUE  
SERVICE, VICTOR PEREZ, and EVA SANCHEZ,

Defendants,

**INDEX # 723237/2021**

**NOTICE OF SALE**

Pursuant to a Judgment of Foreclosure and Sale entered on December 21st, 2020 within is a  
copy of the Notice of Sale for the above captioned matter.

Dated: Manhasset, New York  
June 25, 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 JEFFREY BENJAMIN, ESQ.  
ATTORNEY FOR ELEVID PEREZ, EUFEMIO PEREZ, JOSE PEREZ  
118-21 QUEENS BLVD, SUITE 501  
FOREST HILLS, NY 11375

CLIFFORD B. OLSHAKER, ESQ.  
ATTORNEY FOR DEFENDANTS JOSE PEREZ, ELEVID PERE, EUFEMIO PEREZ  
98-19 37<sup>TH</sup> AVENUE  
CORONA, NY 11368

VICTOR PEREZ  
3217 106TH STREET  
EAST ELMHURST, NY 11369

EVA SANCHEZ  
3217 106TH STREET  
EAST ELMHURST, NY 11369

LAWRENCE LITWACK, ESQ.  
REFEREE  
4240 BELL BLVD  
BAYSIDE, NY 11361

## SUPREME COURT - COUNTY OF QUEENS

CITIMORTGAGE, INC., Plaintiff -against- JOSE A. PEREZ, ELEVID PEREZ, EUFEMIO PEREZ, et al  
Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated December 4, 2020,  
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 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 easterly side of Cleveland Street, distant 140 feet southerly from  
the corner formed by the intersection of the easterly side of 106th Street and the southerly side of Smith  
Avenue; being a plot 100 feet by 40 feet by 100 feet by 40 feet. Block: 1701 Lot: 102

Said premises known as 3217 106TH STREET, EAST ELMHURST, NY 11369

Approximate amount of lien \$1,040,507.62 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 723237/2021.

LAWRENCE M. LITWACK, ESQ., Referee

David A. Gallo & Associates LLP

Attorney(s) for Plaintiff

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

File# 4722.1010

{\* Metro NY\*}

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

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JOSE A. PEREZ, ELEVID PEREZ, EUFEMIO PEREZ, 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 #: 4722.1010

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