

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
October 15, 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 A. PEREZ
118-21 QUEENS BLVD, SUITE 501
FOREST HILLS, NY 11375

CLIFFORD B. OLSHAKER, ESQ.
ATTORNEY FOR DEFENDANTS JOSE A. PEREZ, ELEVID PEREZ, EUFEMIO PEREZ
98-19 37TH 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 November 14, 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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CITIMORTGAGE, INC.,

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-against-

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