

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX

CITIMORTGAGE, INC.

Plaintiff,

-against-

JOSE N. GARCIA, NEW YORK CITY DEPT. OF
HIGHWAYS, CHILD SUPPORT ENFORCEMENT,
CRIMINAL COURT OF THE CITY OF NEW YORK,
ACCREDITED SURETY AND CASUALTY CO. INC.,
NEW YORK STATE DEPARTMENT OF TAXATION
AND FINANCE, BRONX SUPREME COURT, OUR
LADY OF MERCY MEDICAL CENTER, PLATINUM
FINANCIAL SERVICES CORP., RAB PERFORMANCE
RECOVERIES, STATE OF NEW YORK CIVIL
RECOVERIES BUREAU, CARMEN GARCIA, NEW
YORK CITY DEPT. OF FINANCE, COMMISSIONER OF
SOCIAL SERVICES, THE CAPITOL, WORKERS
COMPENSATION BOARD, EMPIRE PORTFOLIOS
INC., METRO PORTFOLIOS INC., ELDELMIRO DENO,
SUMMIT BANK, CAPITAL ONE BANK (USA),
LINCOLN HOSPITAL, HERITAGE ASSET
MANAGEMENT INC., NEW YORK CITY PARKING
VIOLATIONS BUREAU, NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD, NEW YORK
CITY TRANSIT ADJUDICATION BUREAU, UNITED
STATES OF AMERICA, DISCOVER BANK, NEW
YORK CITY HEALTH & HOSPITALS CORP., NORTH
STAR CAPITAL ACQUISITION LLC, PEOPLE OF THE
STATE OF NEW YORK AND MARCOS GARCIA,

Defendants,

INDEX # 381231/2011E

NOTICE OF SALE

Pursuant to a Judgment of Foreclosure and Sale entered on November 29th, 2019 within is a
copy of the Notice of Sale for the above captioned matter.

Dated: Manhasset, New York
February 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 JOSE GARCIA
737 COMMONWEALTH AVE
BRONX, NY 10473

CARMEN GARCIA
40 MARCY PLACE, #3D
BRONX, NY 10452

MARCOS GARCIA
737 COMMONWEALTH AVENUE
BRONX, NY 10473

KATHLEEN A. ZEBROWSKI, ESQ.
ATTORNEY FOR DEFENDANT: UNITED STATES OF AMERICA
86 CHAMBERS STREET
NEW YORK, NY 10007

MICHAEL A. CARDOZO, ESQ.
*ATTORNEY FOR DEFENDANTS: THE CITY OF NEW YORK AND NEW YORK CITY
HEALTH AND HOSPITAL CORPORATION*
100 CHURCH STREET, ROOM 3-106
NEW YORK, NY 10007

JAMES LEE ESQ.
ATTORNEY FOR DEFENDANT: OUR LADY OF MERCY MEDICAL CENTER
ONE PENN PLAZA, SUITE 3335
NEW YORK, NY 10019

HERITAGE ASSET MANAGEMENT INC.
MALEN & ASSOCIATES, P.C.
PAUL W. MAHLER, ADAM HUGHES, JEFFREY WOLSTEIN
ATTORNEY FOR HERITAGE ASSET MANAGEMENT INC.
123 FROST STREET
WESTBURY, NY 11590

COHEN & SLAMOWITZ, LLP
MITCHEL O. SLAMOWITZ, ESQ. / DAVID A. COHEN, ESQ.
ATTORNEY FOR DEFENDANT
199 CROSSWAYS PARK DRIVE / P.O. BOX 9004
WOODBURY, NY 11797

PETROFF AMSHEN, LLP
ATTORNEYS FOR INTERVENOR, BXNY32 MANAGEMENT INC.
1795 CONEY ISLAND AVENUE, THIRD FLOOR
BROOKLYN, NY 11230

TENANTS AND OCCUPANTS IN POSSESSION
737 COMMONWEALTH AVENUE
BRONX, NY 10473

ELDELMIRO DENO
130 W. 228TH STREET, #1D
BRONX, NY 10463

ALBERTO TORRES, ESQ.
REFEREE
629 MELROSE AVENUE
BRONX, NY 10455

SUPREME COURT - COUNTY OF BRONX.

CITIMORTGAGE, INC., Plaintiff -against- JOSE N. GARCIA, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated November 25, 2019, 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 April 21, 2025 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 a point on the westerly side of Commonwealth Avenue, distant 250 feet southerly along the same from the corner formed by the intersection of the southerly side of Lafayette Avenue with the westerly side of Commonwealth Avenue; being a plot 25 feet by 100 feet by 25 feet by 100 feet. Block: 3595 Lot: 47 Said premises known as 737 COMMONWEALTH AVENUE, BRONX, NY 10473

Approximate amount of lien \$813,252.92 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 381231/2011.

ALBERTO TORRES, ESQ., Referee

David A. Gallo & Associates LLP

Attorney(s) for Plaintiff

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

File# 4722.1318

{* BRONX TIME, NYLJ*}

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SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX

CITIMORTGAGE, INC.

Plaintiff,

-against-

JOSE N. GARCIA, 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 #: 4722.1318

To:

Attorney(s) for

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

Dated: _____

Attorney's for:

Sir:-Please take notice

☐ NOTICE OF ENTRYthat 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 SETTLEMENTthat 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

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