

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

----- X  
NYCTL 2019-A TRUST, and THE BANK OF NEW YORK: Index No. 725487/2020  
MELLON, as Collateral Agent and Custodian for the:  
NYCTL 2019-A TRUST, :

Plaintiffs, :

- against - :

**NOTICE OF SALE**

JOSE A. PEREZ, ELEVID PEREZ, EUFEMIO PEREZ, :  
CITIMORTGAGE, INC., CRIMINAL COURT OF THE :  
CITY OF NEW YORK, NEW YORK STATE :  
DEPARTMENT OF TAXATION AND FINANCE, :  
SUPREME COURT OF THE STATE OF NEW YORK, :  
QUEENS COUNTY, NEW YORK CITY PARKING :  
VIOLATIONS BUREAU, NEW YORK CITY :  
ENVIRONMENTAL CONTROL BOARD, FINANCE, :  
NEW YORK CITY DEPARTMENT OF FINANCE, and :  
ELVIS "DOE", :

Defendants. :

----- X  
**PLEASE TAKE NOTICE**, that pursuant to the terms of the Judgment of Foreclosure and  
Sale (the "Judgment"), issued by the Honorable Anna Culley, Justice of the Supreme Court, the  
subject property located at 32-17 106<sup>th</sup> Street, East Elmhurst, New York 11369 and designated as  
Block 1701, Lot 102, has been scheduled for public auction on the front Courthouse steps of the  
Queens County Supreme Court, located at 88-11 Sutphin Boulevard, Jamaica, New York 11435,  
on Friday, September 6, 2024 at 10:00 a.m.

Until further notice, in light of the COVID-19 pandemic, and in order to ensure the  
implementation of safety measures, foreclosure auctions will temporarily be held outside on the  
courthouse steps. It is the duty of the referee assigned to conduct the auction to make sure that all  
bidders, interested parties, and observers are wearing masks and observing proper social  
distancing. The transfer of title documents will occur at such location as determined by the Referee,

or at such other place as agreed upon by the parties in writing, within the time limits specified in the Terms of Sale. All participants in the closing must comply with any face-covering rule, regulation, or order in effect at the time of closing. Should a bidder fail to comply, the Referee may cancel the closing and hold the bidder in default.

Dated: New York, New York  
August 5, 2024

SEYFARTH SHAW LLP  
*Attorneys for Plaintiffs*

By: /s/ Jerry A. Montag

Jerry A. Montag  
620 Eighth Avenue  
New York, New York 10018  
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To: JOSE A. PEREZ  
32-17 106th Street  
East Elmhurst, NY 11369

ELEVID PEREZ  
32-17 106th Street  
East Elmhurst, NY 11369

EUFEMIO PEREZ  
32-17 106th Street  
East Elmhurst, NY 11369

CITIMORTGAGE INC.  
1000 Technology Drive  
O Fallon, Missouri 63368

CRIMINAL COURT OF THE CITY OF NEW YORK  
125-01 Queens Boulevard  
Queens, New York 11415

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE  
W.A Harriman Campus  
Albany, New York 12227

SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF QUEENS  
125-01 Queens Boulevard  
Queens, New York 11415

NEW YORK CITY PARKING VIOLATIONS BUREAU  
66 John Street  
New York, New York 10038

NEW YORK CITY DEPARTMENT OF FINANCE  
100 Church Street  
New York, New York 10007  
Attn: Commissioner of Finance

ELVIS "DOE" S/H/A JOHN DOE NO. 1  
32-17 106th Street  
East Elmhurst, NY 11369

SCOTT SILLER, ESQ. (REFEREE)  
706 Equestrian Way  
Westbury, New York 11590

SUPREME COURT - COUNTY OF QUEENS.

NYCTL 2019-A TRUST, and THE BANK OF NEW YORK MELLON, as Collateral Agent and Custodian for the NYCTL 2019-A TRUST, Plaintiffs -against- JOSE A. PEREZ, ELEVID PEREZ, EUFEMIO PEREZ, et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated March 6, 2024 and entered on March 11, 2024, 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, or at such other location in the courthouse that the Court may designate for conducting this foreclosure auction on September 6, 2024 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 32-17 106TH STREET, EAST ELMHURST, NY 11369

Approximate amount of lien \$12,236.29, through December 13, 2022, plus interest fees & costs.

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

Index Number 725487/2020.

SCOTT SILLER, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

{ \* DAILY NEWS\* }