

## NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK

CITIMORTGAGE, INC., Plaintiff

AGAINST

ELVIRA P. CHRISTI, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered May 23, 2024, I, the undersigned Referee will sell at public auction at the New York County Courthouse in Room 130, located at 60 Centre Street, New York, NY on April 16, 2025 at 2:15PM, premises known as 520 West 112th Street Unit 4B, New York, NY 10025. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, Block 1883, Lot 1104. Approximate amount of judgment \$392,131.52 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #116866/2009.

Allison M. Furman, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

18-003305

SUPREME COURT STATE OF NEW YORK  
COUNTY OF NEW YORK

18-003305  
Index No. 116866/2009

AFFIRMATION OF SERVICE BY MAIL

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CITIMORTGAGE, INC., Plaintiff

vs.

ELVIRA P. CHRISTI, ET AL., Defendant(s)

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Kristen Fantry, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on March 17, 2025, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

Referee:

Allison Furman, Esq.  
260 MADISON AVE FL 15  
NEW YORK, NY 10016

R. Ariel Poltielov, Esq.  
Attorney for Defendant Elvira P. Cristi  
118-21 Queens Boulevard, Ste 603  
Forest Hills, NY 11375

Randa R. Simmons, Esq.  
Attorney for Defendant Bank of America, N.A.  
285 Delaware Ave  
Buffalo, NY 14202-1813

Arthur M. Toback, Esq.  
Attorney for Defendant Board of Managers of the Lionsgate Condominium  
15 West 44th Street, 12th Floor  
New York, NY 10036

I affirm on, March 17, 2025, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.

  
Kristen Fantry