

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX

CITIMORTGAGE, INC.

Plaintiff,

-against-

ERNESTO FLORES, EUFEMIO FLORES, SHERRYANN
LATCHMAN AND NEW YORK CITY DEPARTMENT
OF FINANCE- TRANSIT ADJUDICATION CENTER,
MAURO TEXEA, JR., MAURO TEXEA, JOHN SMITH
and JANE SMITH,

Defendants,

INDEX # 380274/2014E

NOTICE OF SALE

Pursuant to a Judgment of Foreclosure and Sale entered on November 13th, 2018 within is a
copy of the Notice of Sale for the above captioned matter.

Dated: Manhasset, New York
September 23, 2024

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 PATRICIA M. LATTANZIO, ESQ.
CABAILLUS & ASSOCIATES, P.C.
ATTORNEY FOR DEFENDANTS ERNESTO FLORES AND EUFEMIO FLORES
120 BLOOMINGDALE ROAD, SUITE 400
WHITE PLAINS, NY 10605

SHERRYANN LATCHMAN
1827 AMETHYST STREET
BRONX, NY 10462

SHERYANN LATCHMAN
1607 MARIGOLD AVENUE
SEBRING, FL 33875

MAURO TEXEA, JR.
1827 AMETHYST STREET, 1ST FLOOR
BRONX, NY 10462

MAURO TEXEA
1827 AMETHYST STREET, 1ST FLOOR
BRONX, NY 10462

JOEL MAYER, ESQ.
295 MADISON AVENUE
NEW YORK, NY 10017
Referee

SUPREME COURT - COUNTY OF BRONX.

CITIMORTGAGE, INC., Plaintiff -against- ERNESTO FLORES, EUFEMIO FLORES, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered herein and dated November 2, 2018, 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 December 16, 2024 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 Amethyst Street, distant 245.04 feet northerly from the corner formed by the intersection of the westerly side of Amethyst Street with the northerly side of Morris Park Avenue; being a plot 70.01 feet by 25 feet by 70.01 feet by 25 feet.

Block: 4047 Lot: 33

All bidders must wear a face mask/shield at all times and social distancing must be observed by all bidders at all times. Bidders who do not comply with the face mask and/or the social distancing mandate will be removed from the auction.

Said premises known as 1827 AMETHYST STREET, BRONX, NY 10462

Approximate amount of lien \$795,805.85 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 380274/2014.

JOEL MAYER, ESQ., Referee

David A. Gallo & Associates LLP

Attorney(s) for Plaintiff

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

File# 4722.1227

{* BRONX TIME, NYLJ*}

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CITIMORTGAGE, INC.

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-against-

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Defendant(s)

NOTICE OF SALE

DAVID A. GALLO & ASSOCIATES LLP

Attorneys for Plaintiff
47 Hillside Avenue - 2nd Floor
Manhasset, NY 11030
Our file #: 4722.1227

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 2024

☐ 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 2024 at _____ M.

Dated,

Yours, etc.

DAVID A. GALLO & ASSOCIATES LLP

Office & P.O. Address

47 Hillside Avenue - 2nd Floor

Manhasset, NY 11030