

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX

CITIMORTGAGE, INC.,

Plaintiff,

-against-

JAMES WILLIAM BRUCE; NEW YORK CITY
PARKING VIOLATIONS BUREAU; NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD; NEW YORK
CITY TRANSIT ADJUDICATION BUREAU; JOHN
RODRIQUEZ, JAMIE WELLS,

Defendants,

INDEX # 381498/2010

NOTICE OF SALE

Pursuant to a Judgment of Foreclosure and Sale entered on March 23rd, 2017 within is a copy
of the Notice of Sale for the above captioned matter.

Dated: Manhasset, New York
March 20, 2025

David A. Gallo & Associates LLP



Frank A. Morrone, Esq.
Attorney for Plaintiff
47 Hillside Avenue - 2nd Floor
Manhasset, NY 11030

TO: JAMES WILLIAM BRUCE
1211 FINDLAY AVENUE
BRONX, NY 10456

JOHN RODRIGUEZ
1211 FINDLAY AVENUE
BRONX, NY 10465

JAMIE WELLS
1211 FINDLAY AVENUE
BRONX, NY 10465

DAVID LESCH, ESQ.
REFEREE
860 GRAND CONCOURSE, SUITE 2M
BRONX, NY 10451

TENANTS/OCCUPANTS IN POSSESSION
1211 FINDLAY AVENUE
BRONX, NY 10456

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
66 JOHN STREET
NEW YORK, NY 10038

NEW YORK CITY TRANSIT ADJUDICATION BUREAU
130 LIVINGSTON STREET
BROOKLYN, NY 11201

NEW YORK CITY PARKING VIOLATIONS BUREAU
100 CHURCH STREET
NEW YORK, NY 10007

SUPREME COURT - COUNTY OF BRONX.

CITIMORTGAGE, INC., Plaintiff -against- JAMES WILLIAM BRUCE, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated March 20, 2017, 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 June 9, 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 Findlay Avenue, distant 40 feet southerly from the corner formed by the intersection of the southerly side of East 168th Street with the Westerly side of Findlay Avenue; being a plot 100.00 feet by 20.02 feet by 100.00 feet by 20.00 feet.

Said premises known as 1211 FINDLAY AVENUE, BRONX, NY 10456

Approximate amount of lien \$470,364.89 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 381498/2010.

DAVID LESCH, ESQ., Referee

David A. Gallo & Associates LLP

Attorney(s) for Plaintiff

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

File# 4722.1116

{* BRONX FREE, NYLJ*}

INDEX # 381498/2010

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX

CITIMORTGAGE, INC.,

Plaintiff,

-against-

JAMES WILLIAM BRUCE, 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 #: 4722.1116

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