

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

CITIMORTGAGE, INC.,

Plaintiff,

-against-

RORY MCFARLANE, MIVARENE MCFARLANE,
MALIK FRANCIS, CLAUDIME FRANCIS, ABBY
MCFARLANE,

Defendants.

INDEX # 502158/2014

NOTICE OF SALE

Pursuant to a Judgment of Foreclosure and Sale entered on October 15th, 2020 within is a copy of the Notice of Sale for the above captioned matter.

Dated: Manhasset, New York
December 30 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
(516)583-5330

TO: MIVARENE MCFARLANE
1224 EAST 45TH STREET
BROOKLYN, NY 11234

RORY MCFARLANE
PROSE DEFENDANT
1224 EAST 45TH STREET
BROOKLYN, NY 11234

ANGELYN JOHNSON, ESQ.
REFEREE
26 COURT ST STE 2610
BROOKLYN, NY 11201

SUPREME COURT - COUNTY OF KINGS

CITIMORTGAGE, INC., Plaintiff -against- RORY MCFARLANE, MIVARENE MCFARLANE, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated February 13, 2020, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, located at 360 Adams Street, Room 224, Brooklyn, NY 11201 on January 29, 2026 at 2:30 p.m. premises situate, lying and being in the Borough of Brooklyn, City and State of New York, bounded and described as follows:

BEGINNING at a point on the Westerly side of East 45th Street, distant 265 feet Northerly from the corner formed by the intersection of the Westerly side of East 45th Street with the Northerly side of Avenue "I"; being a plot 100 feet by 20 feet by 100 feet by 20 feet. Block: 7748 Lot: 70

Said premises known as 1224 EAST 45TH STREET, BROOKLYN, NY 11234

Approximate amount of lien \$147,969.95 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 502158/2014.

ANGELYN D. JOHNSON, ESQ., Referee

David A. Gallo & Associates LLP

Attorney(s) for Plaintiff

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

File# 9024.47

{* ALGERMEINE *}

INDEX # 502158/2014**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS****CITIMORTGAGE, INC.,****Plaintiff,****-against-****RORY MCFARLANE, MIVARENE MCFARLANE, MALIK FRANCIS, CLAUDIME FRANCIS,
ABBY MCFARLANE,****Defendant(s)****NOTICE OF SALE****DAVID A. GALLO & ASSOCIATES LLP**

Attorneys for Plaintiff

47 Hillside Avenue - 2nd Floor
Manhasset, NY 11030
(516) 583-5330
Our file #: 9024.47

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 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
(516) 583-5330