

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

CITIMORTGAGE, INC., SUCCESSOR BY MERGER TO
ABN AMRO MORTGAGE GROUP, INC.,

INDEX # 704318/2019

Plaintiff,

-against-

NOTICE OF SALE

MAURICE H. OPARAJI A/K/A MAURICE OPARAJI
A/K/A MAURICE UD OPARAJI, ADA PATIENCE
OPARAJI A/K/A ADA P. OPARAJI A/K/A ADA OPARAJI,
THE UNITED STATES OF AMERICA INTERNAL
REVENUE SERVICE DEPARTMENT OF THE
TREASURY, HARRIET BEZIER,

Defendants,

Pursuant to a Judgment of Foreclosure and Sale entered on July 22nd, 2025 within is a copy of the Notice of Sale for the above captioned matter.

Dated: Manhasset, New York
December 8, 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

TO ADA PATIENCE OPARAJI
12 BOYLAN STREET
NEWARK, NJ 07106

MAURICE H. OPARAJI
245-11 133RD RD
ROSEDALE, NY 11422

VICTOR M. SERBY, ESQ.
ATTORNEY FOR DEFENDANT HARRIET BEZIER
VIA NYSCEF

RICHARD P. DONOGHUE
ATTORNEY FOR DEFENDANT THE UNITED STATES OF AMERICA INTERNAL
REVENUE SERVICE DEPARTMENT OF THE TREASURY
VIA NYSCEF

MONICA MORAN, ESQ.
REFEREE
1225 FRANKLIN AVE., SUITE 325
GARDEN CITY, NY 11530

SUPREME COURT - COUNTY OF QUEENS.

CITIMORTGAGE, INC., SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC., Plaintiff -against- MAURICE H. OPARAJI A/K/A MAURICE OPARAJI A/K/A MAURICE UD OPARAJI, ADA PATIENCE OPARAJI A/K/A ADA P. OPARAJI, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated July 21, 2025 and entered on July 22, 2025, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY January 9, 2026 at 11:00 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 the corner formed by the intersection of the northerly side of 133rd Road with the easterly side of 245th Street; RUNNING THENCE northerly along the easterly side of 245th Street, 78.34 feet; THENCE southerly along a line forming an interior angle of 15 degrees 17 minutes 45 seconds with the easterly side of 245th Street, 26.19 feet; THENCE northeasterly along a line forming an interior angle of 274 degrees 52 minutes 35 seconds with the preceding course, 77.86 feet; THENCE southerly along a line forming an interior angle of 69 degrees 49 minutes 40 seconds with the preceding course, 79.91 feet to the northerly side of 133rd Road; THENCE westerly along the northerly side of 133rd Road, 80 feet to the point or place of BEGINNING.

Block: 13209 Lot: 80

Said premises known as 245-11 133RD ROAD, ROSEDALE, NY 11422

Approximate amount of lien \$428,081.71 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 704318/2019.

MONICA MORAN, ESQ., Referee

David A. Gallo & Associates LLP

Attorney(s) for Plaintiff

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

File# 7613.70

{* QUEENS CHR*}

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SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENSCITIMORTGAGE, INC., SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC.,
Plaintiff,

-against-

MAURICE H. OPARAJI A/K/A MAURICE OPARAJI A/K/A MAURICE UD OPARAJI, 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 #: 7613.70

To:

Attorney(s) for

Service of a copy of the within _____ is hereby admitted.

Dated: _____

Attorney's for: _____

Sir:-Please take notice

 NOTICE OF ENTRYthat 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