

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

CITIMORTGAGE, INC.

Plaintiff,

-against-

ROBERTO PENA, ANA M. MOLINA, JP MORGAN
CHASE BANK NA, NEW YORK STATE DEPARTMENT
OF TAXATION AND FINANCE, CRIMINAL COURT OF
THE CITY OF NEW YORK, SOUTH NASSAU
COMMUNITIES HOSPITAL, NEW YORK CITY
PARKING VIOLATIONS BUREAU, NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD, NEW YORK
CITY TRANSIT ADJUDICATION BUREAU, CAPITAL
ONE (USA), N.A. AND DISCOVER BANK AND OMAR
COMO,

Defendants,

INDEX # 702945/2022

NOTICE OF SALE

Pursuant to a Judgment of Foreclosure and Sale entered on April 3rd, 2019 within is a copy of
the Notice of Sale for the above captioned matter.

Dated: Manhasset, New York
July 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

TO DAVID J. BRODERICK, ESQ.
ATTORNEY FOR DEFENDANTS ROBERTO PENA AND ANA MOLINA
69-02 AUSTIN STREET, THIRD FLOOR
FOREST HILLS, NY 11375

MICHAEL ANDREW CERVINI, ESQ.
REFEREE
3312 86TH ST
JACKSON HEIGHTS, NY 11372

SUPREME COURT - COUNTY OF QUEENS.

CITIMORTGAGE, INC., Plaintiff -against- ROBERTO PENA, ANA M. MOLINA, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered herein and dated April 1, 2019, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY on September 26, 2025 at 10:00 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 easterly side of 97th Street with the northerly side of 50th Avenue; being a plot 100 feet by 40 feet by 100 feet by 40 feet. Block: 1880 Lot: 46

Said premises known as 97-01 50TH AVENUE, CORONA, NY 11368

Approximate amount of lien \$666,147.67 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 702945/2022.

MICHAEL A. CERVINI, ESQ., Referee

David A. Gallo & Associates LLP

Attorney(s) for Plaintiff

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

File# 5025.1582

{* NEWSDAY QU*}

INDEX # 702945/2022

SUPREME COURT OF THE STATE OF NEW YORK
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CITIMORTGAGE, INC.

Plaintiff,

-against-

ROBERTO PENA, ANA M. MOLINA, 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 #: 5025.1582

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