

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

CITIMORTGAGE, INC.

Plaintiff,

-against-

TANYA M. JOHNSON, If she be living and if she be dead,
the respective heirs-at-law, next-of-kin, distributes,
executors, administrators, trustees, devisees, legatees,
assignees, lienors, creditors and successors in interest and
generally all persons having or claiming under, by or
through said defendant who may be deceased, by purchase,
inheritance, lien or inheritance, lien or otherwise any right,
title or interest in or to the real property described in the
complaint, MAURICE JOHNSON AKA MAURICE E.
JOHNSON AKA MAURICE E. JOHNSON, JR.,
SYMANTHA JOHNSON, COMMISSIONER OF SOCIAL
SERVICES OF THE CITY OF NEW YORK SOCIAL
SERVICES DISTRICT, NEW YORK STATE
DEPARTMENT OF TAXATION AND FINANCE,
CRIMINAL COURT OF THE CITY OF NEW YORK,
QUEENS SUPREME COURT, KENNETH BENJAMIN,
NEW YORK CITY ENVIRONMENTAL CONTROL
BOARD, NEW YORK CITY PARKING VIOLATIONS
BUREAU, NEW YORK CITY TRANSIT
ADJUDICATION BUREAU AND STATE DEPARTMENT
FEDERAL CREDIT UNION, UNITED STATES OF
AMERICA-INTERNAL REVENUE SERVICE,

Defendants,

INDEX # 713164/2021

NOTICE OF SALE

Pursuant to a Judgment of Foreclosure and Sale entered on October 10th, 2024 within is a copy
of the Notice of Sale for the above captioned matter.

Dated: Manhasset, New York
January 9, 2026

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 BEVERLY BENJAMIN-GEORGE, ESQ.
GUARDIAN AD LITEM AND MILITARY ATTORNEY FOR TANYA M. JOHNSON
89-31 161 STREET, SUITE 707
JAMAICA, NY 11432

MAURICE JOHNSON AKA MAURICE E. JOHNSON AKA MAURICE E. JOHNSON, JR.
4 MYRTLE AVE
HEMPSTEAD, NY 11550

MAURICE JOHNSON AKA MAURICE E. JOHNSON AKA MAURICE E. JOHNSON, JR.
145-26 232ND ST
ROSEDALE, NY 11413

SYMANTHA JOHNSON
145-26 232ND ST
ROSEDALE, NY 11413

SYMANTHA JOHNSON
4 MYRTLE AVENUE
HEMPSTEAD, NY 11550

KENNETH BENJAMIN
7800 SHORE FRONT PARKWAY #8S
ROCKAWAY BEACH, NY 11693

JAMES S. YOH, ESQ.
REFEREE
3000 MARCUS AVENUE, SUITE 3W8
LAKE SUCCESS, NY 11042

SUPREME COURT - COUNTY OF QUEENS.

CITIMORTGAGE, INC., Plaintiff -against- TANYA M. JOHNSON, if she be living and is she be dead, etc..., et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated September 25, 2024, 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 February 6, 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 a point on the Westerly side of 232nd Street, distant 229.75 feet Southerly from the corner formed by the intersection of the Southerly side of 145th Avenue and the Westerly side of 232nd Street; being a plot 100 feet by 40 feet by 100 feet by 40 feet.

Block: 13489 Lot: 97

Said premises known as 145-26 232ND STREET, ROSEDALE, NY 11413

Approximate amount of lien \$696,502.29 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 713164/2021.

JAMES S. YOH, ESQ., Referee

David A. Gallo & Associates LLP

Attorney(s) for Plaintiff

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

File# 7613.30

{* Queens Daily Eagle*}

INDEX # 713164/2021

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

CITIMORTGAGE, INC.

Plaintiff,

-against-

TANYA M. JOHNSON, If she be living and if she be dead, the respective heirs-at-law, next-of-kin, distributes, executors, administrators, trustees, devisees, legatees, assignees, lienors, creditors and successors in interest and generally all persons having or claiming under, by or through said defendant who may be deceased, by purchase, inheritance, lien or otherwise any right, title or interest in or to the real property described in the complaint, MAURICE JOHNSON AKA MAURICE E. JOHNSON AKA MAURICE E. JOHNSON, JR., SYMANTHA JOHNSON, COMMISSIONER OF SOCIAL SERVICES OF THE CITY OF NEW YORK SOCIAL SERVICES DISTRICT, NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, CRIMINAL COURT OF THE CITY OF NEW YORK, QUEENS SUPREME COURT, KENNETH BENJAMIN, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, NEW YORK CITY PARKING VIOLATIONS BUREAU, NEW YORK CITY TRANSIT ADJUDICATION BUREAU AND STATE DEPARTMENT FEDERAL CREDIT UNION, UNITED STATES OF AMERICA-INTERNAL REVENUE SERVICE,

Defendant(s)

NOTICE OF SALE**DAVID A. GALLO & ASSOCIATES LLP**

Attorneys for Plaintiff
47 Hillside Avenue - 2nd Floor
Manhasset, NY 11030
Our file #: 7613.30

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 2026

☐ 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 2026 at _____ M.
Dated,

Yours, etc.
DAVID A. GALLO & ASSOCIATES LLP
Office & P.O. Address
47 Hillside Avenue - 2nd Floor
Manhasset, NY 11030