

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

CITIMORTGAGE, INC.,

Plaintiff,

-against-

DEVON DUNCAN, VINETTE ASHWOOD, JPMORGAN
CHASE BANK, N.A., NYC DEPARTMENT OF
FINANCE-PARKING VIOLATIONS BUREAU
PAYMENT AND ADJUDICATION CENTER OF
QUEENS, NEW YORK CITY ENVIRONMENTAL
CONTROL BOARD, CITY OF NEW YORK TRANSIT
ADJUDICATION BUREAU and MARY DOE,

Defendants,

INDEX # 701444/2016

NOTICE OF SALE

Pursuant to a Judgment of Foreclosure and Sale entered on June 17th, 2024 within is a copy of
the Notice of Sale for the above captioned matter.

Dated: Manhasset, New York
July 25, 2024

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 ROMEO SALTA, ESQ.
ATTORNEY FOR THE DEFENDANTS DEVON DUNCAN AND VIENETTE ASHWOOD
630 9th Ave #405
New York, NY 10036

JOHN DOE
104-10 218TH PLACE
QUEENS VILLAGE, NY 11429

MARY DOE
104-10 218TH PLACE
QUEENS VILLAGE, NY 11429

JPMorgan Chase Bank, N.A.
1111 Polaris Parkway
Columbus, OH 43240

New York City -Parking Violations Bureau Payment and Adjudication Center of Queens
144-06 94th Avenue 2nd Floor,
Jamaica, NY 11435

New York City Transit Adjudication Bureau Queens Business Center
144-06 94th Avenue
Jamaica, NY 11435

LAMONT R. BAILEY, ESQ.
186-17 MERRIK BOULEVARD, STE 102
SPRINGFIELD GARDENS, NY 11413
Referee

SUPREME COURT - COUNTY OF QUEENS.

CITIMORTGAGE, INC., Plaintiff -against- DEVON DUNCAN, VINETTE ASHWOOD, et al

Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated June 12, 2024 and entered on June 17, 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 November 8, 2024 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 a point on the westerly side of 218th Place, distant 50 feet Southerly from the corner formed by the intersection of the Southerly side of 104th Avenue with the Westerly side of 218th Place; being a plot 63 feet by 50 feet by 63 feet by 50 feet. Block: 11108 Lot: 47

All bidders must wear a face mask/shield at all times and social distancing must be observed by all bidders at all times. Bidders who do not comply with the face mask and/or the social distancing mandate will be removed from the auction.

Said premises known as 104-10 218TH PLACE, QUEENS VILLAGE, NY 11429

Approximate amount of lien \$395,036.61 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 701444/2016.

LAMONT BAILEY, ESQ., Referee

David A. Gallo & Associates LLP

Attorney(s) for Plaintiff

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

File# 9024.120

{* Queens Daily Eagle*}

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

Plaintiff,

-against-

DEVON DUNCAN; VINETTE ASHWOOD, 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 #: 9024.120

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 2024

☐ 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 2024 at _____ M.

Dated,

Yours, etc.

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