

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

CITIMORTGAGE, INC.,

Plaintiff,

-against-

MARIA CORRENTE, FIRST FRANKLIN FINANCIAL  
CORP., A SUBSIDIARY OF NATIONAL CITY BANK OF  
INDIANA, NEW YORK CITY PARKING VIOLATIONS  
BUREAU, NEW YORK CITY ENVIRONMENTAL  
CONTROL BOARD, NEW YORK CITY TRANSIT  
ADJUDICATION BUREAU, JOHN NUNEZ, ERIC  
KODACIOU, EMMANUEL ALVAREZ, INGRID  
KELEMI, SIBONGILE NEALA, and MARINELA  
KODACIOU,

Defendants,

**INDEX # 721436/2021**

**NOTICE OF SALE**

Pursuant to a Judgment of Foreclosure and Sale entered on July 25th, 2018 within is a copy of  
the Notice of Sale for the above captioned matter.

Dated: Manhasset, New York  
August 29, 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     PATRICK BINAKIS, ESQ.  
         ***ATTORNEY FOR DEFENDANT MARIA CORRENTE***  
         BINAKIS LAW, P.C.  
         28-60 31ST STREET  
         ASTORIA, NY 11102

EMMANUEL ALVAREZ  
20-17 43RD ST  
ASTORIA, NY 11105

INGRID KELEMI  
20-17 43rd Street  
Astoria, NY 11105

ERIC KODACIOU  
20-17 43rd Street  
Astoria, NY 11105

MARINELA KODACIOU  
20-17 43rd Street  
Astoria, NY 11105

SIBONGILE NEALA  
20-17 43rd Street  
Astoria, NY 11105

JOHN NUNEZ  
20-17 43rd Street  
Astoria, NY 11105

BRADLEY M. MCGLYNN, ESQ  
6207 WOODSIDE AVE  
WOODSIDE, NY 11377  
Referee

SUPREME COURT - COUNTY OF QUEENS.

CITIMORTGAGE, INC., Plaintiff -against- MARIA CORRENTE, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated July 13, 2018, 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 October 11, 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 southerly side of 43rd Street, distant 160 feet 1/2 inch southwesterly from the corner formed by the intersection of the southeasterly side of 43rd Street and the southwesterly side of 20th Avenue; being a plot 100 feet 1/8 inch by 20 feet by 100 feet 1/8 inch by 20 feet.

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 20-17 43RD STREET, ASTORIA, NY 11105

Approximate amount of lien \$969,792.59 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 721436/2021.

BRADLEY M. MCGLYNN, ESQ., Referee

David A. Gallo & Associates LLP

Attorney(s) for Plaintiff

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

File# 5025.1231

{\* NEWSDAY QU\*}

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

Plaintiff,

-against-

MARIA CORRENTE, 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 #: 5025.1231

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