

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

CITIBANK, N.A.

Plaintiff,

-against-

EDWARD TAK WAH CHOI A/K/A TAK WAH CHOI;  
HEDY MIU PING CHOI; TAK WAH CHOI; MIU PING  
CHOI,

Defendants,

**INDEX # 712052/2022**

**NOTICE OF SALE**

Pursuant to a Judgment of Foreclosure and Sale entered on May 29th, 2024 within is a copy of the Notice of Sale for the above captioned matter.

Dated: Manhasset, New York  
July 19, 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 EDWARD TAK WAH CHOI A/K/A TAK WAH CHOI  
5218 VAN HORN STREET  
ELMHURST, NY 11373

TAK WAH CHOI  
5218 VAN HORN STREET  
ELMHURST, NY 11373

HEDY MIU PING CHOI  
5218 VAN HORN STREET  
ELMHURST, NY 11373

MIU PING CHOI  
52-18 VAN HORN STREET  
ELMHURST, NY 11373

Jeffrey Kim, Esq.  
4240 Bell Blvd, Suite 402  
Bayside, NY 11361  
Referee

SUPREME COURT - COUNTY OF QUEENS.

CITIBANK, N.A., Plaintiff -against- EDWARD TAK WAH CHOI A/K/A TAK WAH CHOI; HEDY MIU PING CHOI; TAK WAH CHOI; MIU PING CHOI, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated May 22, 2024 and entered on May 29, 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 September 20, 2024 at 10:00 a.m. premises situate, lying and being in the Borough and County of Queens, City and State of New York, City and State of New York, bounded and described as follows: BEGINNING at the corner formed by the intersection of the Northwestern side of 53rd Avenue and the Southwesterly side of Van Horn Street; RUNNING THENCE Northwesternly along the Southwesterly side of Van Horn Street, 24.33 feet; THENCE Southwesterly parallel with 53rd Avenue and part of the distance through a party wall for its full length, 37.91 feet; THENCE Northwesternly at right angles to the last mentioned course, 25.67 feet; THENCE Southwesterly parallel with 53rd Avenue, 7.58 feet; THENCE Southwesterly at right angles to 53rd Avenue, 50 feet to the Northwestern side of 53rd Avenue; THENCE Northeasterly along the Northwestern side of 53rd Avenue, 45.48 feet to the corner, point or place of BEGINNING. Block: 2876 Lot: 32

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 5218 VAN HORN STREET A/K/A 52-18 VAN HORN STREET, ELMHURST, NY 11373

Approximate amount of lien \$145,389.05 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 712052/2022.

JEFFREY KIM, ESQ., Referee

David A. Gallo & Associates LLP

Attorney(s) for Plaintiff

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

File# 7777.143

{\* NEWSDAY QU\*}

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MIU PING CHOI,

Defendant(s)

**NOTICE OF SALE**

**DAVID A. GALLO & ASSOCIATES LLP**

Attorneys for Plaintiff  
47 Hillside Avenue - 2nd Floor  
Manhasset, NY 11030  
Our file #: 7777.143

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