

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF BRONX

CITIMORTGAGE, INC.

Plaintiff,

-against-

IONA JONES; YVONNE GROSE; CARLINE THOMAS;  
JESSICA BROWN; ALBA FUEL CORP; CITY OF NEW  
YORK DEPARTMENT OF FINANCE PARKING  
VIOLATIONS BUREAU CITY COLLECTOR & BRONK  
REDEMPTION CENTER; CITY OF NEW YORK  
ENVIRONMENTAL CONTROL BOARD; TRANSIT  
ADJUDICATION BUREAU; MRC RECEIVABLES  
CORP; CRIMINAL COURT OF THE CITY OF NEW  
YORK; NEW YORK STATE DEPARTMENT OF  
TAXATION AND FINANCE; BRONX SUPREME  
COURT; RAB PERFORMANCE RECOVERIES LLC;  
WORDWIDE ASSET PURCHASING LLC; CITY OF  
NEW YORK; DEPARTMENT OF RENT AND  
HOUSING MAINTENANCE,

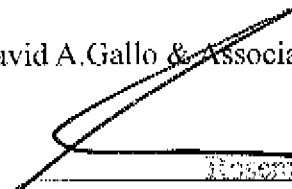
**INDEX # 032458/2016**

**NOTICE OF SALE**

Pursuant to a Judgment of Foreclosure and Sale entered on September 19th, 2019 within is a  
copy of the Notice of Sale for the above captioned matter.

Dated: Roslyn Heights, New York  
December 26, 2019

David A. Gallo & Associates LLP



Roseanne A. Kille, Esq.

Attorney for Plaintiff  
99 Powerhouse Road, First Floor  
Roslyn Heights, NY 11577  
(516)583-5330

FRANCIS NEWMAN RUIZ, ESQ  
ATTORNEY FOR DEFENDANTS I IONA JONES, YVONNE GROSE, CARLINE THOMAS  
83-13 NORTHERN BOULEVARD  
JACKSON HEIGHTS, NY 11372

GARRY S. BOUCHER, ESQ  
REFEREE  
3045 GRAND GUNTHER AVENUE  
BRONX, NY 10469

RAFAEL ARIEL POLTIELOV, ESQ  
POLTIELOV & HABIB, LLP  
ATTORNEY FOR DEFENDANT JESSICA BROWN  
118-21 QUEENS BLVD STE. 603  
FOREST HILLS, NY 11375

TENANTS AND OCCUPANTS IN POSSESSION  
634 E 227TH ST  
BRONX, NY 10466-

**SUPREME COURT - COUNTY OF BRONX**

CITIMORTGAGE, INC., Plaintiff -against- IONA JONES; YVONNE GROSE; CARLINE THOMAS; JESSICA BROWN, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated September 12, 2019, I, the undersigned Referee will sell at public auction at the Bronx Supreme Courthouse, Room 711, 851 Grand Concourse, Bronx, NY on January 27, 2020 at 2:00 p.m. premises situate, lying and being in the Borough and County of Bronx, City and State of New York, bounded and described as follows: BEGINNING at a point on the southerly side of East 227th Street, distant 138.25 feet easterly from the corner formed by the intersection of the said southerly side of East 227th Street and the easterly side of Carpenter Avenue as shown on the Map of Wakefield; being a plot 114.36 feet by 33.34 feet by 114.36 feet by 33.34 feet. Block: 4828 Lot: 40

Said premises known as 634 E. 227TH STREET, BRONX, NY

Approximate amount of lien \$1,075,107.81 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 032458/2016.

**GARRY S. BOUCHER, ESQ., Referee**

David A. Gallo & Associates LLP

Attorney(s) for Plaintiff

99 Powerhouse Road, First Floor, Roslyn Heights, NY 11577

File# 9024.201

{\* BRONX TIME, NYLJ\*}

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

INDEX # 032458/2016

Plaintiff,

-against-

**AFFIDAVIT OF SERVICE**  
**BY MAIL**

IONA JONES; YVONNE GROSE; CARLINE THOMAS;  
JESSICA BROWN; ALBA FUEL CORP; CITY OF NEW  
YORK DEPARTMENT OF FINANCE PARKING  
VIOLATIONS BUREAU CITY COLLECTOR & BRONK  
REDEMPTION CENTER; CITY OF NEW YORK  
ENVIRONMENTAL CONTROL BOARD; TRANSIT  
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CORP; CRIMINAL COURT OF THE CITY OF NEW  
YORK; NEW YORK STATE DEPARTMENT OF  
TAXATION AND FINANCE; BRONX SUPREME  
COURT; RAB PERFORMANCE RECOVERIES LLC;  
WORDWIDE ASSET PURCHASING LLC; CITY OF  
NEW YORK; DEPARTMENT OF RENT AND  
HOUSING MAINTENANCE,

Defendants,

STATE OF NEW YORK     )  
                                      ) ss.:  
COUNTY OF NASSAU     )

I, the undersigned, being duly sworn, say: I am not a party to the action, am over 18 years of age and  
reside in Queens County in the state of New York

On December 30, 2019, I served the within **NOTICE OF SALE** by mailing a copy to each of the  
following persons at the last known address as set forth below:

FRANCIS NEWMAN RUIZ, ESQ  
ATTORNEY FOR DEFENDANTS I IONA JONES, YVONNE GROSE, CARLINE THOMAS  
83-13 NORTHERN BOULEVARD  
JACKSON HEIGHTS, NY 11372

GARRY S. BOUCHER, ESQ  
REFEREE  
3045 GRAND GUNTHER AVENUE  
BRONX, NY 10469

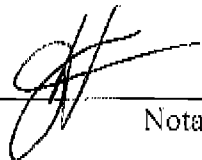
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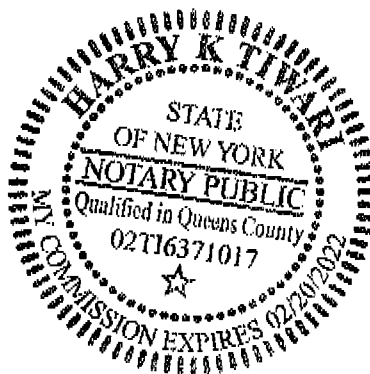


Kevin Gunn, Legal Assistant

Sworn to before me this 30<sup>th</sup> day of December, 2019



Notary Public



INDEX # 032458/2016

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF BRONX

CITIMORTGAGE, INC.

Plaintiff,

-against-

IONA JONES; YVONNE GROSE; CARLINE THOMAS; JESSICA BROWN; ALBA FUEL CORP;  
CITY OF NEW YORK DEPARTMENT OF FINANCE PARKING VIOLATIONS BUREAU CITY  
COLLECTOR & BRONK REDEMPTION CENTER; CITY OF NEW YORK ENVIRONMENTAL  
CONTROL BOARD; TRANSIT ADJUDICATION BUREAU; MRC RECEIVABLES CORP;  
CRIMINAL COURT OF THE CITY OF NEW YORK; NEW YORK STATE DEPARTMENT OF  
TAXATION AND FINANCE; BRONX SUPREME COURT; RAB PERFORMANCE RECOVERIES  
LLC; WORDWIDE ASSET PURCHASING LLC; CITY OF NEW YORK; DEPARTMENT OF  
RENT AND HOUSING MAINTENANCE,

Defendant(s)

NOTICE OF SALE

Signature (Rule 130-1.1-a)

**DAVID A. GALLO & ASSOCIATES LLP**

Attorneys for Plaintiff

99 Powerhouse Road - First Floor

Roslyn Heights, NY 11577

(516) 583-5330

Our file #: 9024.201

To:

Attorney(s) for

Service of a copy of the within is hereby admitted.

Dated:

Attorney's for:

Sir: Please take notice

☐ NOTICE OF ENTRYthat the within is a (certified) true copy of a  
duly entered in the office of the clerk of the within named court on 2019☐ NOTICE OF SETTLEMENTthat 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 2019 at M.

Dated,

Yours, etc.

DAVID A. GALLO &amp; ASSOCIATES LLP

Office &amp; P.O. Address

99 Powerhouse Road - First Floor

Roslyn Heights, NY 11577

(516) 583-5330

**DAVID A. GALLO & ASSOCIATES LLP**



**NEW YORK OFFICE:**  
99 POWERHOUSE ROAD – FIRST FLOOR  
ROSLYN HEIGHTS, NY 11577

DAVID A. GALLO  
KATHLEEN CLIFFORD GALLO  
\*ROBERT M. LINK  
\*MEMBER OF N.Y. & N.J.

**NEW JERSEY OFFICE:**  
191 GODWIN AVENUE  
WYCKOFF, NJ 07481

DANIEL D. ANGIOLILLO  
JUSTICE OF THE APPELLATE DIVISION  
SECOND DEPARTMENT, RETIRED  
OF COUNSEL

**FLORIDA OFFICE:**  
600 N. PINE ISLAND ROAD  
SUITE 175  
PLANTATION, FL 33324

NY PHONE: (516) 583-5330  
NY FAX: (516) 583-5333  
NJ PHONE: (201) 778-4400  
FL PHONE: (954) 686-7100

**PLEASE REPLY TO NEW YORK ADDRESS**

December 30, 2019

GARRY SHARON BOUCHIER, ESQ.  
3045 GUNTHER AVENUE  
BRONX, NY 10469

**RE: CITIMORTGAGE, INC. Vs IONA JONES, et al**  
**Index No.: 032458/2016; Our File No. 9024.201**

Dear Mr. Boucher, Esq.:

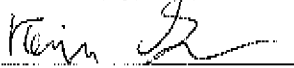
This letter is to confirm that the public auction in the above referenced action is scheduled for January 27th, 2020 at 2:00p.m.

Enclosed please find a copy of the Notice of Sale for your reference. Please do not conduct the Sale until our Representative arrives with the Sale Documents and Bidding Instructions. If there is an issue in this regard, please contact the undersigned.

In the event of a cancellation of the scheduled sale, you may be obligated to make a motion to the Court for a cancellation fee. Please note that our office is bound to follow the language of the entered Judgment of Foreclosure and Sale and cannot award a cancellation fee without direction from the Court.

Thank you for your cooperation in the matter.

Very Truly Yours,  
DAVID A. GALLO & ASSOCIATES, LLP

  
Kevin Gunn, Legal Assistant

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF BRONX

CITIMORTGAGE, INC.

INDEX # 032458/2016

Plaintiff,

-against-

634 E 227TH ST  
BRONX, NY 10466

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COURT; RAB PERFORMANCE RECOVERIES LLC;  
WORDWIDE ASSET PURCHASING LLC; CITY OF  
NEW YORK; DEPARTMENT OF RENT AND  
HOUSING MAINTENANCE,

Defendants.

## Redaction Cover Page

## CHECK ALL THAT APPLY

<input checked="" type="checkbox"/>	The document filed contains no confidential personal information, as defined in 22 NYCRR 202.5(c).
<input type="checkbox"/>	The document filed is REDACTED in accordance with 22 NYCRR 202.5(c).
<input type="checkbox"/>	The document filed is UN-REDACTED in accordance with 22 NYCRR 202.5(e).
<input type="checkbox"/>	(a) The document filed contains SSN (as authorized by the order specified below).
<input type="checkbox"/>	(b) The document filed contains confidential personal information as defined under 22 NYCRR 202.5(c) (as authorized by the order specified below).
<input type="checkbox"/>	This document was previously filed REDACTED. Date:
<input type="checkbox"/>	This document was previously filed UN-REDACTED. Date:
<input type="checkbox"/>	The document filed seeks a remedy under 22 NYCRR 202.5(c)(2).
<input type="checkbox"/>	The document filed seeks a remedy under 22 NYCRR 202.5(c)(3).
<input type="checkbox"/>	Additional information:
<input type="checkbox"/>	There is a previously filed order of the Court regarding this document:
<input type="checkbox"/>	Date of order:
<input type="checkbox"/>	Date order filed:



☐

Other identifying information for such order:

The order of the Court is being filed with the Redacted / un-redacted document:

☐

Date of Order

☐

Other identifying information for such order:

Signature of filer

Print Name

Counsel appearing for

CITIMORTGAGE, INC. (name of party)

Rosemarie A. Elle, Esq.

Filer is Unrepresented/Pro se:

Date: December 26, 2019