

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

CITIMORTGAGE, INC.

Plaintiff,

-against-

PANSY PHILLIPS, MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS INC. (MERS) AS  
NOMINEE FOR FAIRMONT FUNDING, LTD, NEW  
YORK CITY PARKING VIOLATIONS BUREAU, NEW  
YORK CITY ENVIRONMENTAL CONTROL BOARD,  
NEW YORK CITY TRANSIT ADJUDICATION  
BUREAU, GAIL MINOR, PAMELA MOORE,

Defendants,

**INDEX # 717833/2021**

**NOTICE OF SALE**

Pursuant to a Judgment of Foreclosure and Sale entered on October 23rd, 2024 within is a copy  
of the Notice of Sale for the above captioned matter.

Dated: Manhasset, New York  
March 18, 2025

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 CHARLES LIECHTUNG, ESQ.  
ATTORNEY FOR DEFENDANT PANSY PHILLIPS  
71 S. CENTRAL AVENUE, SUITE 103  
VALLEY STREAM, NY 11580

GAIL MINOR  
197-03 120TH AVENUE  
SAINT ALBANS, NY 11412

PAMELA MOORE  
197-03 120TH AVENUE  
SAINT ALBANS, NY 11412

MICHELE A. BAPTISTE, ESQ.  
REFEREE  
1225 FRANKLIN AVE, SUITE 325  
GARDEN CITY, NY 11530

SUPREME COURT - COUNTY OF QUEENS.

CITIMORTGAGE, INC., Plaintiff -against- PANSY PHILLIPS, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated October 22, 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 June 6, 2025 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 Northerly side of 120th Avenue, distant 149.65 feet Westerly from the corner formed by the intersection of the prolongation of the Westerly side of 198th Street and the Northerly side of 120th Avenue; being a plot 79.00 feet by 101.12 feet by 79 feet by 101.07 feet. Block: 12653 Lot: 40

Said premises known as 197-03 120TH AVENUE, SAINT ALBANS, NY 11412

Approximate amount of lien \$976,496.55 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 717833/2021.

MICHELE A. BAPTISTE, ESQ., Referee

David A. Gallo & Associates LLP

Attorney(s) for Plaintiff

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

File# 4722.1869

{\* DAILY NEWS\*}

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Plaintiff,

-against-

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Defendant(s)

**NOTICE OF SALE**

**DAVID A. GALLO & ASSOCIATES LLP**

Attorneys for Plaintiff  
47 Hillside Avenue - 2nd Floor  
Manhasset, NY 11030  
Our file #: 4722.1869

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 2025

☐ 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 2025 at \_\_\_\_\_ M.

Dated,

Yours, etc.

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