

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff

AGAINST

ORI ABIHZER; ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered November 15, 2017, I, the undersigned Referee will sell at public auction at the New York State Supreme Court, Richmond County at 18 Richmond Terrace, Room 112, Staten Island NY 10301 on January 8, 2026 at 10:00 AM, premises known as 111 Elm Street, Staten Island, NY 10312. All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Staten Island, County of Richmond and State of New York, Block 157, Lot 197. Approximate amount of judgment \$424,021.67 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #130313/2010.

Marguerite A. Fiore, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

18-003225

SUPREME COURT STATE OF NEW YORK
COUNTY OF RICHMOND

Index No.: 130313/2010

Client's File No.: 18-003225

FEDERAL NATIONAL MORTGAGE
ASSOCIATION, Plaintiff

vs.

ORI ABIHZER; ET AL., Defendant(s)

AFFIRMATION OF SERVICE BY MAIL

Cassidy Ertel, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

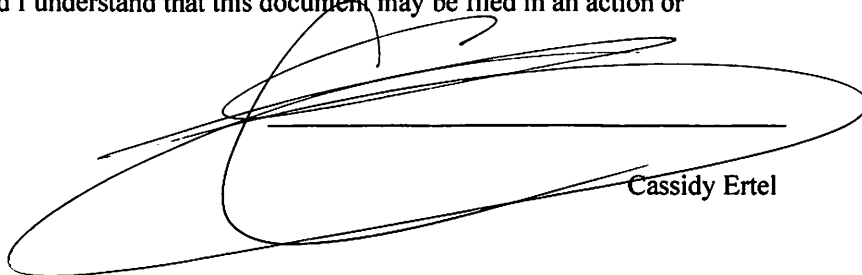
That on December 11, 2025, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

Referee:

Marguerite A. Fiore, Esq.
623 N. Railroad Avenue,
Staten Island, NY 10304

Michael A. King, Esq.
Attorney for Defendant Ori Abihzer
41 Schermerhorn Street, Suite 228
Brooklyn, NY 11201

I affirm on December 11, 2025 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action or proceeding in a court of law.



Cassidy Ertel