

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

**FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE FHLMC
SLST 2020-3, Plaintiff**

AGAINST

**MICHAEL S. FRANGIAS INDIVIDUALLY AND AS SURVIVING JOINT TENANT WITH
RIGHTS OF SURVIVORSHIP OF BERNADETTE M. FRANGIAS, ET AL., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered May 7, 2025, 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 February 5, 2026 at 10:00 AM, premises known as 233 Dover Green, Staten Island, NY 10312. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Richmond, City and State of New York, Block 6020 Lot 126 FKA Block 6017 Lot 112. Approximate amount of judgment \$419,198.30 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135132/2024.

Vincent A. Albunio, Esq., Referee

**Gross Polowy, LLC
1775 Wehrle Drive
Williamsville, NY 14221**

23-004980

SUPREME COURT STATE OF NEW YORK
COUNTY OF RICHMOND

Index No.: 135132/2024

Client's File No.: 23-004980

Federal Home Loan Mortgage Corporation, As Trustee
For The FHLMC SLST 2020-3, Plaintiff

vs.

MICHAEL S. FRANGIAS INDIVIDUALLY AND
AS SURVIVING JOINT TENANT WITH RIGHTS
OF SURVIVORSHIP OF BERNADETTE M.
FRANGIAS, 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.

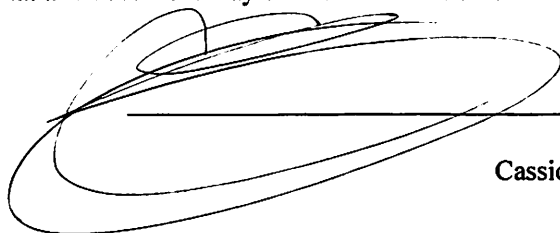
That on January 6, 2026, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

Referee:

Vincent A. Albunio, Esq.
891 Forest Avenue,
Staten Island, NY 10310

Michael S. Frangias
233 Dover Green
Staten Island, NY 10312

I affirm on January 6, 2026 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