

NOTICE OF SALE  
SUPREME COURT - COUNTY OF RICHMOND

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED  
ASSET BACKED RECEIVABLES LLC TRUST 2006-WM3, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-WM3,

Plaintiff,

Against

BODGON G. GIERZYNSKI A/K/A BOGDON G. GIERZUNSKI A/K/A BOGDAN G.  
GIERZYNSKI A/K/A BOGDAN GIERZYNSKI, EWA GIERZYNSKI A/K/A EWA  
GIEZYNSKI, et al,

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 01/31/2025, I, the undersigned Referee, will sell at public auction, in Room 112 of 18 Richmond Terrace, Staten Island, NY 10301, on 12/4/2025 at 10:00AM, premises known as 160 Connecticut Street, Staten Island, New York 10307, and described as follows:

ALL that certain plot 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, City and State of New York.

Block 7939 Lot 52

The approximate amount of the current Judgment lien is \$1,648,414.47 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 135962/2016

Thomas Kyle, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 10/15/2025 File Number: 18-301526 CA

SUPREME COURT OF THE STATE OF NEW YORK:  
COUNTY OF RICHMOND

-----X  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR SECURITIZED ASSET BACKED  
RECEIVABLES LLC TRUST 2006-WM3, MORTGAGE  
PASS-THROUGH CERTIFICATES, SERIES 2006-WM3,  
Plaintiff.

INDEX NO: 135962/2016

-against-

AFFIRMATION OF SERVICE

BODGON G. GIERZYNSKI A/K/A BOGDON G.  
GIERZUNSKI A/K/A BOGDAN G. GIERZYNSKI A/K/A  
BODGAN GIERZYNSKI  
EWA GIERZYNSKI A/K/A EWA GIEZYNSKI  
UNITED STATES OF AMERICA, DEPARTMENT OF  
THE TREASURY- INTERNAL REVENUE SERVICE  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. AS NOMINEE FOR WMC MORTGAGE CORP.  
CITIBANK (SOUTH DAKOTA) N.A.  
ADVANTAGE ASSTES II INC.  
NEW YORK CITY PARKING VIOLATIONS BUREAU  
NEW YORK CITY DEPARTMENT OF HOUSING  
PRESERVATION AND DEVELOPMENT,  
Defendant.

-----X  
STATE OF NEW YORK  
COUNTY OF WESTCHESTER

I, Ian Berman affirm this 4th day of November 2025, under the penalties of perjury, under the laws of New York State, which may include a fine or imprisonment, that the foregoing is true and correct, and I understand that this document may be filed in an action or proceeding in a court of law.

I am over the age of eighteen years and am not a party herein, that I maintain my place of employment in Westchester County and that on November 4th, 2025 I caused a copy of the enclosed **Notice of Sale** to go into the mail by placing said motion with the mailroom of McCabe, Weisberg & Conway, LLC, who, in their normal course of duties, placed the motion and exhibits in a properly sealed envelope, with proper postage, for first class U.S. Mail delivery to the following addresses:

BODGON G. GIERZYNSKI A/K/A BOGDON G. GIERZUNSKI A/K/A BOGDAN G.  
GIERZYNSKI A/K/A BODGAN GIERZYNSKI  
160 CONNECTICUT STREET  
STATEN ISLAND, NEW YORK 10307

BODGON G. GIERZYNSKI A/K/A BOGDON G. GIERZUNSKI A/K/A BOGDAN G.  
GIERZYNSKI A/K/A BODGAN GIERZYNSKI  
7 MASSACHUSETTS STREET  
STATEN ISLAND, NEW YORK, 10307

EWA GIERZYNSKI A/K/A EWA GIEZYNSKI  
160 CONNECTICUT STREET  
STATEN ISLAND, NEW YORK 10307

EWA GIERZYNSKI A/K/A EWA GIEZYNSKI  
7 MASSACHUSETTS STREET  
STATEN ISLAND, NEW YORK, 10307

HOWARD M FILE  
LAW OFFICES OF HOWARD M. FILE, P.C.  
260 Christopher Lane Suite 201  
Staten Island, New York 10314

***ATTORNEY FOR BODGON G. GIERZYNSKI A/K/A BOGDON G. GIERZUNSKI A/K/A  
BOGDAN G. GIERZYNSKI A/K/A BODGAN GIERZYNSKI  
AND EWA GIERZYNSKI A/K/A EWA GIEZYNSKI***

UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY- INTERNAL  
REVENUE SERVICE  
271 CADMAN PLAZA EAST  
BROOKLYN, NEW YORK 11201

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WMC  
MORTGAGE CORP.  
111 EIGHTH AVENUE  
NEW YORK, NEW YORK 10011

CITIBANK (SOUTH DAKOTA) N.A.  
701 E 60TH STREET  
SIOUX FALLS, SOUTH DAKOTA 57117

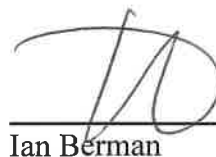
ADVANTAGE ASSETS II INC.  
99 WASHINGTON AVENUE  
ALBANY, NEW YORK 12231

NEW YORK CITY PARKING VIOLATIONS BUREAU  
100 CHURCH STREET  
NEW YORK, NEW YORK 10007

JOY TOLULOPE ANAKHU  
NEW YORK CITY LAW DEPARTMENT  
***ATTORNEY FOR NEW YORK CITY DEPARTMENT OF HOUSING  
PRESEVATION AND DEVELOPMENT***  
100 CHURCH STREET, FI 3  
NEW YORK, NEW YORK 10007

Thomas Kyle, Esq.  
31 Penbroke Ave  
Staten Island, New York 10301  
***COURT APPOINTED REFEREE***

Dated: November 4, 2025

  
\_\_\_\_\_  
Ian Berman

**Index No. 135962/2016**

**SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF RICHMOND**

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DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR SECURITIZED ASSET BACKED  
RECEIVABLES LLC TRUST 2006-WM3, MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2006-WM3,

**PLAINTIFF,**

**-AGAINST-**

BODGON G. GIERZYNSKI A/K/A BOGDON G.  
GIERZUNSKI A/K/A BOGDAN G. GIERZYNSKI A/K/A  
BODGAN GIERZYNSKI  
EWA GIERZYNSKI A/K/A EWA GIEZYNSKI  
UNITED STATES OF AMERICA, DEPARTMENT OF THE  
TREASURY- INTERNAL REVENUE SERVICE  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. AS NOMINEE FOR WMC MORTGAGE CORP.  
CITIBANK (SOUTH DAKOTA) N.A.  
ADVANTAGE ASSTES II INC.  
NEW YORK CITY PARKING VIOLATIONS BUREAU  
NEW YORK CITY DEPARTMENT OF HOUSING  
PRESERVATION AND DEVELOPMENT,

**DEFENDANTS.**

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**NOTICE OF SALE**

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**McCABE, WEISBERG & CONWAY, LLC**  
Attorneys for PLAINTIFF  
10 Midland Avenue, Suite 205  
Port Chester, NY 10573  
(914) 636-8900  
(845) 282-7065 facsimile

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