

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF KINGS

BANK OF AMERICA, N.A., Plaintiff

AGAINST

ALEXANDER MAHADIO AS ADMINISTRATOR AND HEIR TO THE ESTATE OF  
WILFRED MAHADIO, WHO WAS THE SURVIVING SPOUSE OF MARIA V. MAHADIO,  
ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered December 23, 2024, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, in Room 224, 360 Adams Street, Brooklyn, New York 11201 on November 20, 2025 at 2:30 PM, premises known as 247 East 26th Street, Brooklyn, NY 11226. All that certain plot, piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, Block 5170, Lot 51. Approximate amount of judgment \$524,548.15 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #520514/2019.

Leonard C. Spector, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

18-009216

**SUPREME COURT STATE OF NEW YORK  
COUNTY OF KINGS****18-009216  
Index No. 520514/2019****AFFIRMATION OF SERVICE BY MAIL**

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**BANK OF AMERICA, N.A., Plaintiff****vs.****ALEXANDER MAHADIO AS ADMINISTRATOR AND HEIR TO THE ESTATE OF WILFRED MAHADIO, WHO WAS THE  
SURVIVING SPOUSE OF MARIA V. MAHADIO, ET AL., Defendant(s)**

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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 October 21, 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:**

Leonard Spector, Esq.  
16 Court Street, Suite 2600 FL 10  
Brooklyn, NY 11241

Alexander Mahadio  
247 East 26th Street  
Brooklyn, NY 11226

Beth P. Schwartz, Esq.  
Attorney for Defendant United States of America acting through the IRS  
271 Cadman Plaza East  
Brooklyn, NY 11201

Beth P. Schwartz, Esq.  
Attorney for Defendant United States of America acting through the Secretary of Housing and Urban Development  
271 Cadman Plaza East  
Brooklyn, NY 11201

I affirm on, October 21, 2025 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.



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**Cassidy Ertel**