

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX

FREEDOM MORTGAGE CORPORATION, Plaintiff

AGAINST

YADY HANNAH, DIANE LIGON, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered February 25, 2025, I, the undersigned Referee will sell at public auction at Courtroom 711, Bronx County Supreme Court, 851 Grand Concourse, Bronx, NY on July 14, 2025 at 2:15 PM, premises known as 2215 Homer Avenue, Bronx, NY 10473. 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 Bronx, City and State of New York, Block 3614 Lot 26. Approximate amount of judgment \$569,900.33 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #804101/2023E.

Scott H. Siller, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

23-000424

**SUPREME COURT STATE OF NEW YORK
COUNTY OF BRONX**

23-000424

Index No. 804101/2023E

AFFIRMATION OF SERVICE BY MAIL

FREEDOM MORTGAGE CORPORATION, Plaintiff

vs.

YADY HANNAH, DIANE LIGON, ET AL., Defendant(s)

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 June 12, 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:

Scott H. Siller, Esq.

706 Equestrian Way

Westbury, NY 11590

Patrick Binakis, Esq.

Attorney for Defendant Yady Hannah

28-60 31ST Street

Astoria, New York 11102

I affirm on, June 12, 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.



Cassidy Ertel