

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. GIERZYNISKI A/K/A BOGDON G. GIERZUNSKI A/K/A BOGDAN G. GIERZYNISKI A/K/A BOGDAN GIERZYNISKI, EWA GIERZYNISKI 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-

BODGON G. GIERZYNISKI A/K/A BOGDON G.
GIERZUNSKI A/K/A BOGDAN G. GIERZYNISKI A/K/A
BODGAN GIERZYNISKI
EWA GIERZYNISKI 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.

AFFIRMATION OF SERVICE

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

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

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

EWA GIERZYNISKI 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. GIERZYNISKI A/K/A BOGDON G. GIERZUNSKI A/K/A
BOGDAN G. GIERZYNISKI A/K/A BODGAN GIERZYNISKI
AND EWA GIERZYNISKI 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

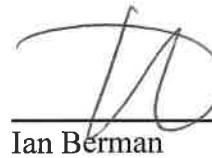
ADVANTAGE ASSETS II INC.
99 WASHINGTON AVENUE
ALBANY, NEW YORK 12231

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

JOY TULUOPE ANAKHU
NEW YORK CITY LAW DEPARTMENT
**ATTORNEY FOR NEW YORK CITY DEPARTMENT OF HOUSING
PRESEVATION AND DEVELOPMENT**
100 CHURCH STREET, FL 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

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**SUPREME COURT OF THE STATE OF NEW YORK
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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. GIERZYNISKI A/K/A BOGDON G.
GIERZUNSKI A/K/A BOGDAN G. GIERZYNISKI A/K/A
BODGAN GIERZYNISKI
EWA GIERZYNISKI A/K/A EWA GIEZYNSKI
UNITED STATES OF AMERICA, DEPARTMENT OF THE
TREASURY- INTERNAL REVENUE SERVICE
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
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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.

NOTICE OF SALE

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