

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

FREEDOM MORTGAGE CORPORATION, Plaintiff

AGAINST

BRIAN T MEURER, LORRAINE S. MEURER, ET AL, Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered September 26, 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 December 18, 2025 at 10:00 AM, premises known as 22 University Place, Staten Island, NY 10301. 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 and County of Richmond, City and State of New York, Block 250 Lot 21. Approximate amount of judgment \$558,551.18 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135545/2023.

Thomas A. Sipp, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

23-004513

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

Index No.: 135545/2023

Freedom Mortgage Corporation, Plaintiff
vs.
BRIAN T MEURER, LORRAINE S. MEURER, ET AL, Defendant(s)

Client's File No.: 23-004513

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 November 18, 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.

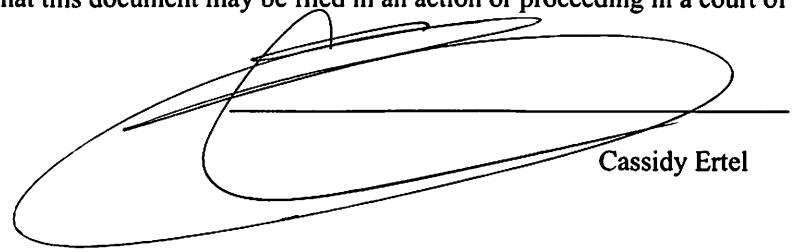
Referee:

Thomas Sipp, Esq.
801 Castleton Avenue,
Staten Island, NY 10310

Brian T Meurer
146 Bard Ave, Apt 24A
Staten Island, NY 10310

Lorraine S. Meurer
22 University Place
Staten Island, NY 10301

I affirm on November 18, 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