

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff

AGAINST

ORI ABIHZER; ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered November 15, 2017, 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 October 19, 2023 at 10:00AM, premises known as 111 ELM STREET, STATEN ISLAND, NY 10312. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, Block 157, Lot 197. Approximate amount of judgment \$424,021.67 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #130313/2010. The aforementioned auction will be conducted in accordance with the RICHMOND County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Marguerite A. Fiore, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

18-003225

SUPREME COURT STATE OF NEW YORK

18-003225

Index No. 130313/2010

COUNTY OF RICHMOND

AFFIDAVIT OF SERVICE BY MAIL

FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff

vs.

ORI ABIHZER; ET AL., Defendant(s)

STATE OF NEW YORK

COUNTY OF ERIE SS.:

Cassidy Ertel, being duly sworn, deposes 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 9-15-2023, 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:

Marguerite A. Fiore, Esq.
623 N. Railroad Avenue
Staten Island, NY 10304

Michael A. King, Esq., Attorney for Defendant Ori Abihzer
41 Schermerhorn Street, Suite 228
Brooklyn, NY 11201

The undersigned affirms that the foregoing statements are true under the penalty of perjury.

Cassidy Ertel

Subscribed to before me on 9-15-2023

Notary Public

DENISE K. WINTER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01W16413295
Qualified in Erie County
Commission Expires January 25, 2025