

## NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

FREEDOM MORTGAGE CORPORATION, Plaintiff

AGAINST

JOHN NOTO, SUSAN NOTO, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered November 29, 2024, 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 April 3, 2025 at 10:00AM, premises known as 821 Edgegrove Avenue, 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, City and State of New York, Block 6834 Lot 63. Approximate amount of judgment \$940,715.46 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135331/2023.

Kevin P. Mckernan, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

23-001141

SUPREME COURT STATE OF NEW YORK  
COUNTY OF RICHMOND

23-001141  
Index No. 135331/2023

AFFIRMATION OF SERVICE BY MAIL

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FREEDOM MORTGAGE CORPORATION, Plaintiff

vs.

JOHN NOTO, SUSAN NOTO, ET AL., Defendant(s)

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Kristen Fantry, 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 March 4, 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.

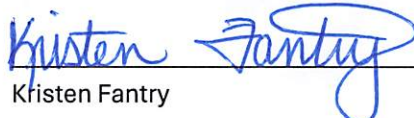
Referee:

Kevin McKernan, Esq.  
503 Mosely Avenue - Suite 2  
Staten Island, NY 10312

John Noto  
150 Burton Ave  
Staten Island, NY 10309

Susan Noto  
821 Edgegrove Avenue  
Staten Island, NY 10312

I affirm on, March 4, 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.

  
Kristen Fantry