

## **NOTICE OF SALE**

**SUPREME COURT COUNTY OF RICHMOND**

**FGMC IN LIEU OF TRUE CORPORATE NAME FIRST GUARANTY MORTGAGE CORPORATION, Plaintiff**

**AGAINST**

**THOMAS MELVILLE AKA THOMAS J. MELVILLE, DEANNA ROSADO, ET AL.,  
Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered September 12, 2022, 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 September 12, 2024 at 10:00AM, premises known as 276 FOSTER ROAD, STATEN ISLAND, NY 10309. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the City of Staten Island, County of Richmond, State of New York, Block 6913, Lot 56. Approximate amount of judgment \$360,120.42 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135132/2016. 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.

**Duane C. Felton, Esq., Referee**

**Gross Polowy, LLC**

**1775 Wehrle Drive**

**Williamsville, NY 14221**

**18-002601**



SUPREME COURT STATE OF NEW YORK  
COUNTY OF RICHMOND

18-002601  
Index No. 135132/2016

AFFIRMATION OF SERVICE BY MAIL

---

FGMC IN LIEU OF TRUE CORPORATE NAME FIRST GUARANTY MORTGAGE CORPORATION, Plaintiff  
vs.  
THOMAS MELVILLE AKA THOMAS J. MELVILLE, DEANNA ROSADO, ET AL., Defendant(s)

---

Nolan Majors, 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 August 12, 2024, 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:

Duane Felton, Esq.  
805 Castleton Avenue  
Staten Island, NY 10310

Thomas Melville  
276 Foster Road  
Staten Island, NY 10309

Deanna Rosado  
276 Foster Road  
Staten Island, NY 10309

I affirm on, August 12, 2024 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.



---

Nolan Majors

