

NOTICE OF SALE
SUPREME COURT - COUNTY OF RICHMOND

PHH MORTGAGE CORPORATION,

Plaintiff,

Against

PAUL BELLINA; et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 12/19/2024, I, the undersigned Referee, will sell at public auction, , in Room 112 of 18 Richmond Terrace, Staten Island, NY 10301, on 1/22/2026 at 10:00AM, premises known as 233 Colony Avenue, Staten Island, New York 10306, 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 and County of Richmond, City and State of New York.

Block 3808 Lot 41

The approximate amount of the current Judgment lien is \$274,678.86 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 135332/2018

Jennifer Marie Cassandra, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 11/18/2025 File Number: 18-300698 CA

SUPREME COURT OF THE STATE OF NEW YORK:
COUNTY OF RICHMOND

-----X
PHH MORTGAGE CORPORATION,

Plaintiff,
-against-

INDEX NO: 135332/2018

PAUL BELLINA
THE BROOKLYN UNION GAS COMPANY DBA
NATIONAL GRID NY
OPTION ONE MORTGAGE CORPORATION
JOHN DOE,

Defendant.

AFFIRMATION OF SERVICE

-----X
STATE OF NEW YORK
COUNTY OF WESTCHESTER

I, Ian Berman affirm this 22nd day of December 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 December 22nd, 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:

Paul Bellina
233 Colony Ave
Staten Island, New York 10306

The Brooklyn Union Gas Company DBA National Grid NY
One Metro Tech Center
Brooklyn, New York 11201

Option One Mortgage Corporation
3 Ada
Irvine, California 92618

John Doe
233 Colony Avenue
Staten Island , New York 10306

Jennifer Marie Cassandra, Esq.
1265 RICHMOND AVE.
STATEN ISLAND, NY 10314
COURT APPOINTED REFEREE

Dated: December 22, 2025

A handwritten signature in black ink, appearing to read 'Ian Berman', is written over a horizontal line.

Ian Berman

Index No. 135332/2018

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

PHH MORTGAGE CORPORATION,

PLAINTIFF,

-AGAINST-

PAUL BELLINA
THE BROOKLYN UNION GAS COMPANY DBA NATIONAL
GRID NY
OPTION ONE MORTGAGE CORPORATION
JOHN DOE,

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

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