

NOTICE OF SALE
SUPREME COURT - COUNTY OF QUEENS

PHH MORTGAGE CORPORATION

Plaintiff,

Against

DONNARINE ALLEN, ANGELLA ALLEN, et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 04/22/2025, I, the undersigned Referee, will sell at public auction, at the Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY 11435, on the second floor in Courtroom 25, on 9/5/2025 at 10:00AM, premises known as 142-07 135th Avenue, Jamaica, NY 11436, 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 Queens, City and State of New York.

Block 12087 Lot 95 F.K.A. 12087-95 And Part Of 12087-92.

The approximate amount of the current Judgment lien is \$1,086,415.33 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 719492/2021

Rita Solomon, Esq., Referee.

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

Dated: 7/9/2025 File Number: 560-6274 CA

SUPREME COURT THE STATE OF NEW YORK:
COUNTY OF QUEENS

-----X
PHH MORTGAGE CORPORATION,

Index No: 719492/2021

Plaintiff.

NOTICE OF SALE

-against-

DONNARINE ALLEN
ANGELLA ALLEN
NYC DEPARTMENT OF FINANCE-PARKING
VIOLATIONS BUREAU PAYMENT AND
ADJUDICATION CENTER OF QUEENS;
CITY OF NEW YORK ENVIRONMENTAL
CONTROL BOARD, JANE DOE #1 (REFUSED
NAME); JANE DOE #2 (REFUSED NAME;
FITZ ALLEN;

Defendants.


-----X

TAKE NOTICE that the within is a true copy of a Notice of Sale for 14207 135Th

Ave, Jamaica, New York 11436 in QUEENS County.

McCABE, WEISBERG & CONWAY, LLC

Dated: August 7, 2025
Melville, NY

By: 
GEORGE FRANKE, ESQ.
Attorneys for Plaintiff
One Huntington Quadrangle, Suite 4N25
Melville, NY 11747
(631) 812-4084
(855) 845-2584 facsimile

To:
LAW OFFICE OF CRYSTAL BEAUMONT
CRYSTAL ANN BEAUMONT
ATTORNEY FOR DEFENDANT DONNARINE ALLEN
112-10 SPRINGFIELD BOULEVARD, 2ND FL
QUEENS VILLAGE, NEW YORK 11429

ANGELLA ALLEN
142-07 135TH AVENUE

JAMAICA, NY 11436

NEW YORK CITY DEPARTMENT OF FINANCE-PARKING VIOLATIONS BUREAU
PAYMENT AND ADJUDICATION CENTER OF QUEENS
100 CHURCH STREET
NEW YORK, NEW YORK 10007

CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD
100 CHURCH STREET
NEW YORK, NEW YORK 10007

JANE DOE #1 (REFUSED NAME)
142-07 135TH AVENUE, BASEMENT
JAMAICA, NY 11436

JANE DOE #2 (REFUSED NAME)
142-07 135TH AVENUE, 1ST FLOOR
JAMAICA, NY 11436

FITZ ALLEN
142-07 135TH AVENUE, 1ST FLOOR
JAMAICA, NY 11436

Rita Solomon, Esq., Referee
21 E 61st Street, Apt 6F
New York, New York 10065

Index No. 719492/2021

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

PHH MORTGAGE CORPORATION,

PLAINTIFF,

-AGAINST-

DONNARINE ALLEN
ANGELLA ALLEN
NYC DEPARTMENT OF FINANCE-PARKING VIOLATIONS
BUREAU PAYMENT AND ADJUDICATION CENTER OF
QUEENS;
CITY OF NEW YORK ENVIRONMENTAL CONTROL
BOARD, JANE DOE #1 (REFUSED NAME); JANE DOE #2
(REFUSED NAME; FITZ ALLEN;

DEFENDANTS.

NOTICE OF SALE

McCABE, WEISBERG & CONWAY, LLC

Attorneys for PLAINTIFF

One Huntington Quadrangle, Suite 4N25

Melville, NY 11747

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