

NOTICE OF SALE
SUPREME COURT - COUNTY OF RICHMOND

ONEWEST BANK, FSB,

Plaintiff,

Against

RICHARD CHIOLO A/K/A RICHARD G. CHIOLO, PHILIP CHIOLO A/K/A PHILIP W.
CHIOLO, et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 03/18/2019, I, the undersigned Referee, will sell at public auction, at Room 112 of 18 Richmond Terrace, Staten Island, NY 10301, on 11/13/2025 at 10:00AM, premises known as 137 Jefferson 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 Fourth Ward of The Borough of Richmond, City and State of New York.

Block 3556 Lot 15

The approximate amount of the current Judgment lien is \$454,662.60 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 135126/2014

Edward Finkelstein, Esq., Referee.

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

Dated: 9/18/2025 File Number: 272-3979 CA

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

-----X
ONEWEST BANK, FSB,

INDEX NO: 135126/2014

Plaintiff,

-against-

AFFIRMATION OF SERVICE

RICHARD CHIOLO A/K/A RICHARD G.
CHIOLO
PHILIP CHIOLO A/K/A PHILIP W.
CHIOLO
INDYMAC BANK, F.S.B.
MICHELE CHIOLO

Defendant.
-----X

STATE OF NEW YORK
COUNTY OF WESTCHESTER

I, Ian Berman affirm this ^{15th} day of October 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 October 15th, 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:

Richard Chiolo a/k/a Richard G. Chiolo
137 Jefferson Avenue
Staten Island, New York 10306

Philip Chiolo a/k/a Philip W. Chiolo
137 Jefferson Avenue
Staten Island, New York 10306

IndyMac Bank, F.S.B.
350 Fifth Avenue Suite 1200 FDIC
New York, New York 10118

Michele Chiolo
137 Jefferson Avenue
Staten Island, New York 10306

Edward Richard Finkelstein, Esq.
1610 Richmond Road
Staten Island, New York 10304
COURT APPOINTED REFEREE

Dated: October 15, 2025



Ian Berman

Index No. 135126/2014

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

ONEWEST BANK, FSB,

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RICHARD CHIOLO A/K/A RICHARD G.
CHIOLO
PHILIP CHIOLO A/K/A PHILIP W.
CHIOLO
INDYMAC BANK, F.S.B.
MICHELE CHIOLO

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
