

## NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK

PHH MORTGAGE CORPORATION, Plaintiff

AGAINST

BONNIE WIENER AS HEIR TO THE ESTATE OF LINDA ORLIN, UNKNOWN HEIRS OF LINDA ORLIN IF LIVING, AND IF HE/SHE BE DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, CLAIMING, OR WHO MAY CLAIM TO HAVE AN INTEREST IN, OR GENERAL OR SPECIFIC LIEN UPON THE REAL PROPERTY DESCRIBED IN THIS ACTION; ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered January 23, 2025, I, the undersigned Referee will sell at public auction at the New York County Courthouse in Room 130, located at 60 Centre Street, New York, NY on June 25, 2025 at 2:15PM, premises known as 220 East 60th Street, Unit 5M, New York, NY 10022. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, Section 5, Block 1414, Lot 1055. Approximate amount of judgment \$591,441.70 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850197/2022.

Christy M. Demelfi, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

20-001018

SUPREME COURT STATE OF NEW YORK  
COUNTY OF NEW YORK

20-001018  
Index No. 850197/2022

AFFIRMATION OF SERVICE BY MAIL

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PHH MORTGAGE CORPORATION, Plaintiff

vs.

BONNIE WIENER AS HEIR TO THE ESTATE OF LINDA ORLIN, UNKNOWN HEIRS OF LINDA ORLIN IF LIVING, AND IF HE/SHE BE DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, CLAIMING, OR WHO MAY CLAIM TO HAVE AN INTEREST IN, OR GENERAL OR SPECIFIC LIEN UPON THE REAL PROPERTY DESCRIBED IN THIS ACTION, ET AL., Defendant(s)

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Cassidy Ertel, 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 May 22, 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:

Christy M. Demelfi, Esq.  
2280 Grand Avenue, Suite 202  
Baldwin, NY 11510

Bonnie Wiener  
13812 28th Road, Apt 6G  
Flushing, NY 11354

Unknown Heirs  
220 East 60th Street, Unit 5M  
New York, NY 10022

John E. Gura, Jr., Esq.  
Attorney for Defendant United States of America acting through the Secretary of Housing and Urban Development  
86 Chambers St  
New York, NY 10007

I affirm on, May 22, 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.



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Cassidy Ertel