

NOTICE OF SALE SUPREME COURT RICHMOND COUNTY

PHH MORTGAGE CORPORATION, Plaintiff against

LORRETTA MARINO, AS TRUSTEE OF THE ANGELO J. AND LORETTA MARINO IRREVOCABLE TRUST DATED FEBRUARY 18, 2010 AND LORRETTA MARINO, INDIVIDUALLY, et al Defendant(s)

Attorney for Plaintiff(s) Stern & Eisenberg, P.C., 20 Commerce Drive, Suite 230, Cranford, NJ 07016 and 1131 Route 55, Suite 1, Lagrangeville, NY 12540.

Pursuant to a Judgment of Foreclosure and Sale entered January 7, 2025, I will sell at public auction to the highest bidder at County Court House, 18 Richmond Terrace, Room 112, Staten Island, NY 10301 on May 29, 2025 at 10:00 AM. Premises known as 995 Westwood Avenue, Staten Island, NY 10314. Block 794 Lot 292. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Staten Island and County of Richmond, City and State of New York. Approximate Amount of Judgment is \$597,722.75 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 135293/2023.

During the COVID-19 health emergency, Bidders are required to comply with all governmental health requirements in effect at the time of the sale including but not limited to wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Should a bidder fail to comply, the Referee may refuse to accept any bid, cancel the closing and hold the bidder in default. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.

Jamie M. Minchew, Esq., Referee

File # NY202200000134-2