

SUPREME COURT THE STATE OF NEW YORK:
COUNTY OF RICHMOND

-----X
PHH MORTGAGE CORPORATION,

Index No: 135332/2018

Plaintiff.

NOTICE OF SALE

-against-

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

Defendants.

-----X

TAKE NOTICE that the within is a true copy of a Notice of Sale for 233 Colony
Avenue, Staten Island, New York 10306 in RICHMOND County.

McCABE, WEISBERG & CONWAY, LLC

Dated: April 3, 2025
Melville, NY

By: 

MELISSA A. SPOSATO, ESQ.
Attorneys for Plaintiff
One Huntington Quadrangle, Suite 4N25
Melville, NY 11747
(631) 812-4084
(855) 845-2584 facsimile

To:
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., Referee
1265 RICHMOND AVE.
STATEN ISLAND, NY 10314

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 5/1/2025 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 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: 3/5/2025 File Number: 18-300698 CA

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

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PHH MORTGAGE CORPORATION,

INDEX NO: 135332/2018

Plaintiff,

-against-

AFFIRMATION OF SERVICE

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

Defendant.

-----X

STATE OF NEW YORK
COUNTY OF SUFFOLK

I, Christina Hussey affirm this ^{7th} day of April 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 Suffolk County and that on April 7, 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 addresses below:

Paul Bellina
233 Colony Ave
Staten Island, New York 10306

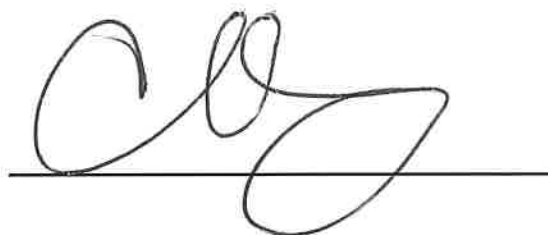
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Jennifer Marie Cassandra, Esq., Referee
1265 RICHMOND AVE.
STATEN ISLAND, NY 10314

Dated: April 7, 2025

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a series of loops and a long horizontal stroke extending to the right.

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
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One Huntington Quadrangle, Suite 4N25
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