



NYSCEF - Richmond County Supreme Court Confirmation Notice

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135614/2014

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MORTGAGEIT SECURITIES CORP.
MORTGAGE LOAN TRUST, SERIES 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, - v. -
THERESA J. MANZELLA et al

Assigned Judge: RESIDENTIAL FORECLOSURE PART

Documents Received on 04/12/2018 06:19 AM

| Doc # | Document Type | Motion # |
|-------|---|----------|
| 80 | NOTICE OF PENDENCY Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e) | |

Filing User

| | | | |
|----------|---------------|-----------------|--|
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E-mail Notifications

An e-mail notification regarding this filing has been sent to the following address(es) on
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SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF RICHMOND

-----X
HSBC Bank USA, National Association as Trustee
for MortgageIT Securities Corp. Mortgage Loan
Trust, Series 2007-1, Mortgage Pass-Through
Certificates,

Index No. 135614/2014

NOTICE OF PENDENCY

Plaintiff,

-against-

Theresa J. Manzella a/k/a Theresa Manzella, Citibank
(South Dakota) N.A., Evergreen Manor II
Homeowners Association, Inc., Mamie Manzella, and
Ann Manzella,

Defendant(s).

-----X
NOTICE IS HEREBY GIVEN that an action has been commenced and is pending
in this Court upon a Complaint of the above-named plaintiff against the above-named defendants
for the foreclosure of a certain mortgage bearing date August 19, 2005, executed by Theresa J.
Manzella a/k/a Theresa Manzella to Argent Mortgage Company, LLC, to secure the payment of
\$430,000.00 which mortgage was filed in the Office of the County of RICHMOND on
September 22, 2005, in Document # 73652. Said mortgage was thereafter duly assigned to
MortgageIT, by assignment of mortgage dated March 12, 2007 and recorded April 26, 2007
under Document #192480. A second mortgage was made by Theresa J. Manzella to MERS as
nominee for Mortgage IT in the amount of \$43,459.33, dated March 13, 2007 and recorded in the
Richmond County Clerk's Office on April 26, 2007 in Document #192479. A Consolidation,
Extension and Modification Agreement [CEMA 1] dated March 13, 2007 and recorded on April
26, 2007, made by Theresa J. Manzella, consolidates the aforementioned liens to form a single
lien in the amount of \$466,000.00. A Modification Agreement dated August 28, 2008 and

WE ARE ATTEMPTING TO COLLECT A DEBT, ANY INFORMATION
OBTAINED WILL BE USED FOR THAT PURPOSE.

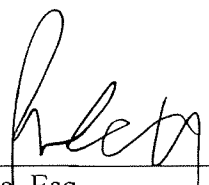
recorded on March 30, 2009 modifies the terms of CEMA 1 to form a new single lien in the amount of \$505,124.54. The terms of the newly formed lien were further modified by an agreement dated April 1, 2010 and recorded on March 9, 2012. The agreement was duly assigned to plaintiff herein on July 24, 2013, by an assignment recorded on August 01, 2013 in Document #489751.

That the premises affected by the said action were at the commencement thereof and at the time of the filing of this Notice situate wholly in the County of RICHMOND and are bounded and described as follows:

See Schedule "A"

117 Pemberton Avenue
Staten Island, NY 10308

Section:
Block: 5450
Lot: 133
District:


Pranali Datta, Esq.
Stein, Wiener & Roth, L.L.P.
Attorneys for Plaintiff
One Old Country Road, Suite 113
Carle Place, New York 11514
(516)-742-1212
65038/WELLS

THE CLERK OF THE COUNTY OF RICHMOND IS DIRECTED TO INDEX THE WITHIN NOTICE TO THE NAMES OF THE DEFENDANTS

Stein, Wiener & Roth, L.L.P.
Attorneys for the Plaintiff

Dated: April 11, 2018
Carle Place, New York

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TITLE # FC 2014-24553/ REFERRAL FILE# 65038

HAIL ABSTRACT CORP.**SCHEDULE A**

All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Staten Island, County of Richmond City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Pemberton Avenue, distant 158.49 feet southerly from the corner formed by the intersection of the southerly side of Arthur Kill Road and the easterly side of Pemberton Avenue;

RUNNING THENCE North 70 degrees 04' 06" East 129.04 feet to a point;

RUNNING THENCE South 18 degrees 32' 59" East 43.88 feet to a point;

RUNNING THENCE South 70 degrees 06' 07" West, and part of the distance through a party wall, 129.04 feet to the said easterly side of Pemberton Avenue;

RUNNING THENCE along the said easterly side of Pemberton Avenue, North 18 degrees 32' 59" West 43.80 feet to the point or place of BEGINNING.

Index No. 135614/2014
SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF RICHMOND

HSBC Bank USA, National Association as Trustee for
MortgageIT Securities Corp. Mortgage Loan Trust,
Series 2007-1, Mortgage Pass-Through Certificates,

Plaintiff

- against -

Theresa J. Manzella a/k/a Theresa Manzella , et al.,

Defendants

NOTICE OF PENDENCY

**Stein, Wiener & Roth,
L.L.P.**

Attorneys for Plaintiff
One Old Country Road, Suite 113
Carle Place, New York 11514
Telephone (516) 742-1212

To:

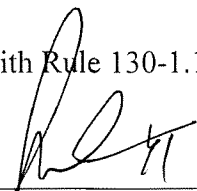
Attorney(s) for

Service of a copy of the within

Dated: April 11, 2018

Attorney(s) for

Compliance with Rule 130-1.1a



Pranali Datta Esq.

65038/WELLS

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