



# LEGAL/PROFESSIONAL & MEDICAL GUIDE



inspection and miscellaneous charges of \$0.00; attorney fee \$925.00 and title search \$495.00. Because of interest and other charges that may vary from day to day, the amount due on the day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive the check, in which event we will inform you.

The name of the creditor to whom the debt is owed: WASHINGTON MUTUAL BANK. Unless you dispute the validity of the debt, or any portion thereof, within thirty (30) days after receipt hereof, the debt will be assumed to be valid by the herein debt collector. If you notify the herein debt collector in writing within thirty (30) days after your receipt hereof that the debt, or any portion thereof, is disputed, we will obtain verification of the debt or a copy of any judgment against you representing the debt and a copy of such verification or judgment will be mailed to you by the herein debt collector. Upon your written request within said thirty day period, the herein debt collector will provide you with the name and address of the original creditor if different from the current creditor Note: Your time to respond to the summons and complaint differs from your time to dispute the validity of the debt or to request the name and address of the original creditor. Although you have as few as 20 days to respond to the summons and complaint, depending on the manner of service, you still have 30 days from receipt of this summons to dispute the validity of the debt and to request the name and address of the original creditor.

TO THE DEFENDANTS, except HYE SUNG PARK: The Plaintiff makes no personal claim against you in this action. TO THE DEFENDANTS: HYE SUNG PARK: If you have obtained an order of discharge from the Bankruptcy court, which includes this debt, and you have not reaffirmed your liability for this debt, this law firm is not alleging that you have any personal liability for this debt and does not seek a money judgment against you. Even if a discharge has been obtained, this lawsuit to foreclose the mortgage will continue and we will seek a judgment authorizing the sale of the mortgaged premises. Dated: September 5, 2007 Plainview, New York Jacques Richards, Esq. ROSICKI, ROSICKI & ASSOCIATES, P.C. Attorneys for Plaintiff 51 E. Bethpage Road Plainview, New York 11803 Phone: 516-741-2585 Help For Homeowners In Foreclosure New York State Law requires that we send you this notice about the foreclosure process. Please read it carefully. Mortgage foreclosure is a complex process. Some people may approach you about "saving" your home. You

should be extremely careful about any such promises. The State encourages you to become informed about your options in foreclosure. There are government agencies, legal aid entities and other non-profit organizations that you may contact for information about foreclosure while you are working with your lender during this process. To locate an entity near you, you may call the toll-free helpline maintained by the New York State Banking Department at 1-877-BANKNYS (1-877-226-5697) or visit the Department's website at [www.banking.state.ny.us](http://www.banking.state.ny.us). The State does not guarantee the advice of these agencies. 4X 4/2/08 QG

## LEGAL NOTICE

SUPREME COURT - COUNTY OF QUEENS, GREEN-POINT MORTGAGE FUNDING, Plaintiff against NASIMA ISLAM, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered on January 17, 2008. I, the undersigned Referee will sell at public auction at the Queens County General Courthouse, 88-11 Sutphin Boulevard, Court Room #25, Jamaica, N.Y. on the 11th day of April, 2008 at 11:00 a.m. premises. Beginning at a point on the westerly side of 118th Street (formerly Johnson Avenue and Church Street), distant 110.00 feet northerly from the corner formed by the intersection of the northerly side of 95th Avenue (formerly Chichester Avenue) with the easterly side of 118th Street (formerly Johnson and Church Street); and being a plot 92.00 feet by 30.00 feet by 92.00 feet by 30.00 feet. Said premises known as 94-43 118th Street, Richmond Hill, N.Y. 11419. Tax account number: SBL #9436-40. Approximate amount of lien \$ 640,709.86 plus interest and costs. Premises will be sold subject to provisions of filed judgment and terms of sale. Index No. 20719/07. David I. Weprin, Esq., Referee. Fein Such & Crane, LLP, Attorney(s) for Plaintiff, 1800 First Federal Plaza, Rochester, N.Y. 14614. 4X 4/2/08 QG

## LEGAL NOTICE

File No.: 2006-4731/A CITATION THE PEOPLE OF THE STATE OF NEW YORK BY THE GRACE OF GOD, FREE AND INDEPENDENT TO: John C. Fisher, Attorney in Fact for: Eumee Patrick; John C. Fisher, Attorney in Fact for: Marjorie E. Edwards; Cecil G. Edwards Attorney of the State of New York The unknown distributees, legatees, devisees, heirs at law and assignees of CLAIRE SHEEHY A/K/A CLARE SHEEHY, deceased, or their estates, if any there be, whose names, places of residence and post office addresses are unknown to the petitioner and cannot with due diligence be ascertained. Being the persons interested as creditors, legatees, distributees or otherwise in the Estate of

CLAIRE SHEEHY A/K/A CLARE SHEEHY, deceased, who at the time of death was a resident 141-05 Pershing Crescent, Jamaica, in the County of Queens, State of New York. SEND GREETING: Upon the petition of LOIS M. ROSENBLATT, Public Administrator of Queens County, who maintains her office at 88-11 Sutphin Boulevard, Jamaica, Queens County, New York 11435, as Administrator of the Estate of CLAIRE SHEEHY A/K/A CLARE SHEEHY, deceased, you and each of you are hereby cited to show cause before the Surrogate at the Surrogate's Court of the County of Queens, to be held at the Queens General Courthouse, 6th Floor, 88-11 Sutphin Boulevard, Jamaica, City and State of New York, on the 1st day of May, 2008 at 9:30 o'clock in the forenoon, why the Account of Proceedings of the Public Administrator of Queens County, as Administrator of the Estate of said deceased, a copy of which is attached, should not be judicially settled, and why the Surrogate should not fix and allow a reasonable amount of compensation to GERARD J. SWEENEY, ESQ., for legal services rendered to petitioner herein in the amount of \$11,190.75 and that the Court fix the fair and reasonable additional fee for any services to be rendered by GERARD J. SWEENEY, ESQ., hereafter in connection with proceedings on kinship, claims etc., prior to entry of a final Decree on this accounting in the amount of 6% of assets or income collected after the date of the within accounting; and why the Surrogate should not fix and allow an amount equal to one percent on said Schedules of the total assets on Schedules A, A1, and A2 plus any additional monies received subsequent to the date of this account, as the fair and reasonable amount payable to the Office of the Public Administrator for the expenses of said office pursuant to S.C.P.A. §1106(4); and why each of you claiming to be a distributee of the decedent should not establish proof of your kinship; and why the balance of said funds should not be paid to said alleged distributees upon proof of kinship, or deposited with the Commissioner of Finance of the City of New York should said alleged distributees default therein, or fail to establish proof of kinship, Dated, Attested and Sealed 4 day of Mar., 2008; GERARD J. SWEENEY, ESQ., (718) 459-9000, 95-25 Queens Boulevard, Suite 626, Rego Park, New York 11374; H0N. ROBERT L. NAHMAN, Surrogate, Queens County; ALICEMARIE E. RICE, Clerk of the Surrogate's Court; This citation is served upon you as required by law. You are not obliged to appear in person. If

you fail to appear it will be assumed that you do not object to the relief requested unless you file formal legal, verified objections. You have a right to have an attorney-at-law appear for you. 4X 4/2/08 QG

## LEGAL NOTICE

Notice of Formation of 29-32 LLC. Arts. of Org. filed with Secy. of State of N.Y. (SSNY) on 1/7/2004. Office location: Queens County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 31-25 Newtown Avenue, Astoria, NY 11102. Term: until 12/31/2074. Purpose: any lawful activity. 6X 4/16/08 QG

## LEGAL NOTICE

THE ATHANASIOS D. CONDEELIS PROPERTY GROUP, LLC Articles of Org. filed NY Sec. of State (SSNY) 2/20/2008. Office in Queens Co. SSNY desig. agent of LLC upon whom process may be served. SSNY shall mail copy of process to 302 Baker Rd., Ambler, PA 19002. Purpose: any lawful purpose. Principal business location: 22-26 31 St., Astoria, NY 11105. 6X 4/16/08 QG

## LEGAL NOTICE

BELVEDERE X LLC, a domestic Limited Liability Company (LLC) filed with the Sec of State of NY on 4/18/05. NY Office location: QUEENS County. SSNY is designated as agent upon whom process against the LLC may be served. SSNY shall mail a copy of any process against the LLC served upon him/her to THE LLC, 60-43 MASPETH AVE., MASPETH, NY 11378. General purposes. 6X 4/16/08 QG

## LEGAL NOTICE

32-15 31ST AVENUE REALTY LLC, a domestic Limited Liability Company (LLC) filed with the Sec of State of NY on 1/17/08. NY Office location: QUEENS County. SSNY is designated as agent upon whom process against the LLC may be served. SSNY shall mail a copy of any process against the LLC served upon him/her to THE LLC, 11-03 160TH ST., BEECHURST, NY 11357. Latest date to dissolve 12/31/2080 General purposes. 6X 4/16/08 QG

## LEGAL NOTICE

Name of LLC: Ditmas Park 307 LLC. Arts. of Org. filed with NY Dept. of State on 2/25/08. Office location: Queens County. Secy. of State designated as agent of LLC upon whom process against it may be served and shall mail process to: 108-18 Queens Blvd., Ste. 302, Forest Hills, NY 11375. Purpose: any lawful act. 6X 4/16/08 QG

## LEGAL NOTICE

Notice of Formation of FENCED WATCHES, LLC, a domestic Limited Liability Company. Arts. of Org. filed with the SSNY on 03/07/07. Office location: Queens County. SSNY has been designated as agent upon whom process against the LLC may

be served. SSNY shall mail a copy of process to: The LLC, 80 State Street, Albany, NY 12207. Purpose: Any Lawful Purpose. 6X 4/16/08 QG

## LEGAL NOTICE

Notice of Formation of MOL HOLDINGS LLC, a domestic Limited Liability Company. Arts. of Org. filed with the SSNY on 12/28/07. Office location: Queens County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail a copy of process to: The LLC, Manoli Kalamotousakis, PO Box 570425, Whitestone, NY 11357. Purpose: Any Lawful Purpose. 6X 4/16/08 QG

## LEGAL NOTICE

Notice is hereby given that an Order entered by the Civil Court, Queens County on the 9 day of Jan. 2008, bearing Index Number NC 500897-07, a copy of which may be examined at the Office of the Clerk, located at 89-17 Sutphin Boulevard, Jamaica, NY 11435-3710, in room 357, grants me the right to Assume the name of Cardell Sinclair Vaughan. My present name is Cardell Sinclair Vaughan. My present address is 4-21 Astoria Blvd., 8th St., Long Island City 11102. My place of birth is Flushing Hos., Queens, N.Y. My date of birth is 7/27/89. 1X 3/19/08 QG

## LEGAL NOTICE

NOTICE OF FORECLOSURE SALE OF COOPERATIVE APARTMENT SECURITY BY VIRTUE OF A DEFAULT in a Security Agreement dated on or about February 12, 1998, executed by Richard Vasquez to Chase Manhattan Bank, (the secured party), in accordance with its rights as holder of the security, the secured party, by William Mannion, DCA 796322 and/or Ron Deborer, DCA 086498 auctioneer, will conduct a public foreclosure sale of 431 shares of capital stock of WP Owners Corp., all right, title and interest in and to a Proprietary Lease to Apartment 4G in the building known as and by 75-26 Bell Boulevard, Bayside, NY 11364, on April 15th at 2:30 P.M., at the Rotunda of the Supreme Court Bldg., 60 Centre Street, New York, NY. In satisfaction of an indebtedness in the principal amount of \$55,000.00 plus interest, late fees, attorney fees, maintenance in arrears and all other advances or charges. The apartment is being sold "as is" and possession is to be obtained by the purchaser. Said sale is subject to: payment of any sums due, if any, to the cooperative corporation, and the consent if necessary, of said cooperative corporation; any existing tenancy; payment of any expenses and fees due to the secured party; terms of sale and auctioneers fee. The secured party reserves the right to bid. The purchase price for the proprietary lease and shares of stock

shall be payable in by bank or certified check, as follows: TWENTY FIVE (25) percent deposit by bank or certified funds required at auction payable to Einig & Bush, LLP As Attorneys. CASH WILL NOT BE ACCEPTED. The balance of the purchase price payable at closing within 30 days, TIME BEING OF THE ESSENCE AS TO THE PURCHASER. EINIG & BUSH, LLP, Attorney for Secured Party, 420 Lexington Ave., New York, NY 10170. 3X 4/2/08 QG

## LEGAL NOTICE

NOTICE OF FORECLOSURE SALE OF COOPERATIVE APARTMENT SECURITY BY VIRTUE OF A DEFAULT in a Security Agreement dated on or about OCTOBER 17, 2001, executed by EDWARD ZIMMERMAN to EMIGRANT MORTGAGE COMPANY, INC. (the secured party), in accordance with its rights as holder of the security, the secured party, by William Mannion, DCA 796322 and/or Ron DeBoer, DCA 086498 auctioneer, will conduct a public foreclosure sale of the security consisting of 287 shares of capital stock of Briarwood Owners Corp., all right, title and interest in and to a Proprietary Lease to Apartment 105 in the building known as and by 140-18 Burden Crescent, Briarwood, NY on April 15th at 2:30 P.M., at the Rotunda of the Supreme Court Bldg., 60 Centre Street, New York, NY. In satisfaction of an indebtedness in the principal amount of \$30,000.00 plus interest, late fees, attorney fees, maintenance in arrears and all other advances or charges. The apartment is being sold "as is" and possession is to be obtained by the purchaser. Said sale is subject to: payment of any sums due, if any, to the cooperative corporation, and the consent if necessary, of said cooperative corporation; any existing tenancy; payment of any expenses and fees due to the secured party; terms of sale and auctioneers fee. The secured party reserves the right to bid. The purchase price for the proprietary lease and shares of stock shall be payable by bank or certified check, as follows: TWENTY FIVE (25) percent deposit by bank or certified funds required at auction payable to Einig & Bush, LLP As Attorneys. CASH WILL NOT BE ACCEPTED. The balance of the purchase price payable at closing within 30 days, TIME BEING OF THE ESSENCE AS TO THE PURCHASER. EINIG & BUSH, LLP, Attorney for Secured Party, 420 Lexington Ave., New York, NY 10170 3X 4/2/08 QG

## LEGAL NOTICE

PROBATE CITATION File No. 2007/3574 SURROGATE'S COURT - QUEENS COUNTY CITATION THE PEOPLE OF THE STATE OF NEW YORK, By the Grace of God Free and