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- Roof Repairs
- Roof Sealing

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## Legal Notices

## Legal Notices

## Real Estate

## Houses For Sale

## Mortgages

## Mortgages

PROBATE CITATION File No. 2015-3603

SURROGATE'S COURT-QUEENS COUNTY CITATION THE PEOPLE OF THE STATE OF NEW YORK, By the Grace of God Free and Independent TO: The heirs at law, next of kin, and distributees of NICOLAE KALADJIAN, deceased, if living, and if any of them be dead to their heirs at law, next of kin, distributees, legatees, executors, administrators, assignees, and successors in interest, whose names are unknown and cannot be ascertained after due diligence, ATTORNEY GENERAL OF NEW YORK STATE, PUBLIC ADMINISTRATOR OF QUEENS COUNTY; A petition having been duly filed by Smaranda Moraru, who is domiciled at 560 Main Street, #717, Roosevelt Island, New York 10044. YOU ARE HEREBY CITED TO SHOW CAUSE before the Surrogate's Court, Queens County, at 88-11 Sutphin Boulevard, Jamaica, New York, on June 2nd, 2016, at 9:30 o'clock in the AM noon of that day, why a decree should not be made in the estate of NICOLAE KALADJIAN, lately domiciled at 54-16 82 Street, Elmhurst, N.Y. 11373, admitting to probate a Will dated April 18, 2002, (a Codicil dated \_\_\_\_\_) (a Codicil dated \_\_\_\_\_) a copy of which is attached, as the Will of NICOLAE KALADJIAN, deceased, relating to real and personal property, and directing that [ X ] Letters Testamentary issue to: Smaranda Moraru [ ] Letters of Trusteeship issue to: \_\_\_\_\_ [ ] Letters of Administration c.t.a. issue to \_\_\_\_\_ (State any further relief requested) HON. PETER J. KELLY, Surrogate, Margaret M. Gribbon, Chief Clerk, March 24th, 2016 DATED, Attested and Sealed. George W. Klein, Attorney for Petitioner, Telephone Number, 718-575-3373, 70-09 Austin St., Suite 204, Forest Hills, N.Y. 11375, Address of Attorney. [NOTE: This citation is served upon you as required by law. You are not required to appear. If you fail to appear it will be assumed you do not object to the relief requested. You have a right to have an attorney appear for you.] P-5 (10/96)

**EQUAL HOUSING.** Federal, New York State and local laws prohibit discrimination because of race, color, sex, religion, age, national origin, marital status, familial status or disability in connection with the sale or rental of residential real estate. Queens Chronicle does not knowingly accept advertising in violation of these laws. When you suspect housing discrimination call the Open Housing Center (the Fair Housing Agency for the five boroughs of New York) at 212-941-6101, or the New York City Commission of Human Rights Hotline at 718-722-3131. The Queens Chronicle reserves the right to alter wording in ads to conform with Federal Fair Housing regulations.

Howard Beach/Rockwood Park, Diamond Condition Brookfield style Hi-Ranch, 5 BR, 3 full baths, high-end appliances, Viking stove, new HVAC heating system, new siding & roof, 220 electric panel (40 breakers) CCTV surveillance system & much more. Connexion I RE, 718-845-1136

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## Apts. For Rent

Howard Beach/Hamilton, 2 BR, CAC, parking spot, \$1,400/mo. Call Sasha @ Howard Beach Realty, 718-704-3553

## Dock Space

Old Howard Beach, canal next to Charles Park, 2 minutes to the fish, brand-new dock, watched 24 hours, pick your slip, any size boat, also winter parking. Jet Ski slips avail. RESERVE NOW! Sal, 347-279-8904

Howard Beach/Lindenwood, 2 BR duplex, excel cond, \$1,650/mo. 1 BR, \$1,350/mo., incl G&E, no smoking/pets, credit check & ref's. 718-835-0306

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Howard Beach/Lindenwood, 3 BR, prime loc, no pets/smoking, credit ck. Owner 718-521-6013

Howard Beach/Rockwood Park, 2nd fl, mint 3 BR, 2 baths, pet friendly, smoking OK, cathedral ceilings, HW fls, deck, OSE, own thermostat, W/D, \$3,000/mo., incl G&E. Owner, 917-935-7576

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**NATURAL UNSPOILED COASTAL PROPERTY-** There is a place just hours away where you can find abundant natural beauty, clean air and space. Located in Virginia 90 miles south of Ocean City. Lots are 3 to 22 acres and priced \$60,000 to \$98,000. All are near the shoreline, some with excellent water views. Amenities include community dock and sandy beach. Low taxes and a mild climate. Call (757)442-2171 or email: oceanlandtrust@yahoo.com, website http://waverlylots.com

Howard Beach/Rockwood Park, 1st fl, 3 BR, 1 1/2 baths, avail 6/1, no smoking/pets, \$2,000/mo., credit check, ref's, pay stubs. Owner, 347-279-8904

Howard Beach/Rockwood Park, 3 BR, 1 bath, LR, DR, kit, carpeting & HW fls, use of yard, 1 spot in dvwy, tenant pays G&E, \$1,900/mo. C21 Amiable II, 718-835-4700

Ozone Park, 2 BR, 1 bath, LR, kit, all brand-new, newly painted, blinds, new appliances, granite in kit, tenant pays G&E, sleeves for AC's, \$1,750/mo., C21 Amiable II, 718-835-4700

## Real Estate Misc.

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## Houses For Sale

Howard Beach, updated Colonial/Cape, 40x100, updated kit & full bath, lg LR/DR & 2 BR on 1st fl. Top fl has 2 BR & full bath, lg unfinished bsmnt, lg deck, yard. A must see! Asking \$599K. Connexion I RE, 718-845-1136

Howard Beach/Lindenwood, lg 2 family, 6 BR, 5 baths, full fin bsmnt, OSE, FDR, IGS. Alarmed. Reduced! Asking \$715K Connexion I RE, 718-845-1136

**NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY.** NAME: LINDEN HOTEL LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 10/05/2015. Office location: Queens County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to LINDEN HOTEL LLC, 31-06 LINDEN PL, FLUSHING, NY 11354. Purpose: For any lawful purpose.

**ROB & ALAMO REALTY, LLC.** Art. of Org. filed with the SSNY on 03/07/16. Office: Queens County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 172-31 Victoria Drive, Jamaica, NY 11434. Purpose: Any lawful purpose.

**NOTICE OF FORMATION OF NO FEAR COMICS, LLC.** Articles of Organization were filed with the Secretary of State of New York (SSNY) on 05/4/2015. Office location: Queens County. SSNY has been designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to Oneil Gordon, 144-20 225 Street, Springfield Gardens, NY 11413. Purpose: any lawful activity.

Notice of formation of SANY GROUP MANAGEMENT, LLC. Arts of Org. filed with the Secretary of State of New York SSNY on 1/4/2016. Office location: QUEENS. SSNY design. agent of LLC upon whom process may be served and shall mail copy to 37-11 PRINCE STREET 2A, FLUSHING, NY, 11354. Purpose: any lawful activity.

Notice of formation of R&M Seymour Realty LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 03/30/2016. Office location: Queens County. SSNY has been designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to Melanie Seymour 116-38 198th Street, Saint Albans, NY 11412. Purpose: any lawful activity.

SCHUMAN 21-41 45TH ROAD LLC. Art. of Org. filed with the SSNY on 03/16/04. Office: Queens County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Loeb & Loeb LLP, 345 Park Avenue, New York, NY 10154, Attention: Jerome Levine, Esq. Purpose: Any lawful purpose.

## Real Estate Misc.

## Real Estate Misc.

# Natural Unspoiled Coastal Property



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Community dock & ramp

There is amazing unspoiled land just hours away. Where you'll be surrounded by natural beauty, clean air and space; not condos, crowds or traffic. Located in Virginia just 3+ hrs from I-95 NJ/DE line. 23 lots, 3 to 22 acres each, priced \$60,000 to \$98,000. All are near the shoreline, some w/ excellent water views. Paved roads, utilities, dock, boat ramp and beach. Low property taxes. Call (757) 442-2171 or email: oceanlandtrust@yahoo.com



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# LEGAL NOTICES

## Legal Notices

## Legal Notices

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## Legal Notices

SUPPLEMENTAL SUMMONS. Index No.: 22465/13  
Date of Filing: March 11, 2016. SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF Queens. WELL FARGO BANK, NA SUCCESSOR BY MERGER TO WELLS FARGO BANK SOUTHWEST, NA, F/K/A WACHOVIA MORTGAGE FSB F/K/A WORLD SAVINGS BANK, FSB., Plaintiff, -against- BARBARA J. MURRAY, UNKNOWN HEIRS, DEVISEES, DISTRIBUTEES OR SUCCESSORS IN INTEREST OF THE LATE DAPHNE SLAUGHTER IF THEY BE LIVING OR DEAD, THEIR SPOUSES, HEIRS, DEVISEES, DISTRIBUTEES AND SUCCESSORS IN INTEREST, ALL OF WHOM AND WHOSE NAMES AND PLACES OF RESIDENCE ARE UNKNOWN TO PLAINTIFF, NEW YORK CITY PARKING VIOLATIONS BUREAU, CRIMINAL COURT OF THE CITY OF NEW YORK, QUEENS SUPREME COURT, CAVALRY PORTFOLIO SERVICES, LLC A/A/O, "JOHN DOE 1 TO JOHN DOE 25", said names being fictitious, parties intended being possible tenants or occupants of premises, and corporations, other entities or persons who claim, or may claim, a lien against the premises, Defendants.

TO THE ABOVE-NAMED DEFENDANTS:

YOU ARE HEREBY SUMMONED to answer the complaint in this action and to serve a copy of your answer, or, if the complaint is not served with this summons, to serve a Notice of Appearance on the Plaintiff's attorney(s) within twenty (20) days after the service of this summons, exclusive of the day of service, where service is made by delivery upon you personally within the State, or within thirty (30) days after completion of service where service is made in any other manner, and in case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the complaint.

NOTICE. YOU ARE IN DANGER OF LOSING YOUR HOME

If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home.

Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property. Sending a payment to your mortgage company will not stop this foreclosure action.

YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. YOU ARE HEREBY PUT ON NOTICE THAT WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. TO THE ABOVE-NAMED DEFENDANTS:

The foregoing summons is served upon you by publication pursuant to an Order of the Honorable Robert J. McDonald of the Supreme Court of the State of New York, signed on February 11, 2016, and filed with supporting papers in the Office of the Clerk of the County of Queens, State of New York. The object of this action is to foreclose a mortgage upon the premises described below, executed by BARBARA J. MURRAY AND DAPHNE SLAUGHTER to WORLD SAVINGS BANK, FSB dated July 11, 2006 and recorded with the Queens County Clerk/City Register on October 2, 2006 in CRFN#: 2006000552231. Said premises being known as and by 18361 CAMDEN AVE, SAINT ALBANS, NY 11412. Date: February 4, 2016. Batavia, New York. Virginia C. Grapensteter, Esq., ROSICKI, ROSICKI & ASSOCIATES, P.C., Attorneys for Plaintiff, Batavia Office 26 Harvester Avenue, Batavia, NY 14020, 585.815.0288.

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. The State does not guarantee the advice of these agencies.

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS  
Index No. 26826/2011 SUPPLEMENTAL SUMMONS WITH NOTICE  
CITIMORTGAGE, INC., Plaintiff, -against- MOHI U. KHANDAKER, if he be living and if he be dead, the respective heirs-at-law, next of kin, distributees, executors, administrators, trustees, devisees, legatees, assignees, lienors, creditors, and successors in interest and generally all persons having or claiming under, by or through said defendant who may be deceased by purchase, inheritance, lien or otherwise, any right, title or interest in and to the premises described in the complaint, ACENY, INC., RAINBOW REALTY ASSOCIATES, LLC, WASHINGTON TITLE INSURANCE COMPANY, NEW YORK LIQUIDATION BUREAU, OFFICE OF THE QUEENS COUNTY CLERK, NEW YORK CITY PARKING VIOLATIONS BUREAU, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, NEW YORK CITY TRANSIT ADJUDICATION BUREAU, NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, UNITED STATES OF AMERICA-INTERNAL REVENUE SERVICE, AMANDO NINO PENA, CARLOS ALDANA, ARTURO ALDANA, CARLOS ALDONA, JUAN SANCHEZ, ROSALBA AGUIRRE, ALICIA ALDANA, ANGELICA BARRETO, ANGELICA ALDANA and ZAIDA ESCOBAR, Defendants, To the above-named defendants:  
YOU ARE HEREBY SUMMONED to answer the amended complaint in this action and to serve a copy of your answer, or, if the amended complaint is not served with this supplemental summons, to serve a notice of appearance, on the plaintiff's attorneys within 20 days after the service of this supplemental summons, exclusive of the day of service (or within 30 days after the service is complete if this summons is not personally delivered to you within the State of New York); and in case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the complaint. NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home. Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property. Sending a payment to your mortgage company will not stop this foreclosure action. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. The foregoing supplemental summons is served upon you by publication pursuant to an Order of the Honorable Timothy J. Dufficy, Justice of the Supreme Court of the State of New York, Queens County, dated the 12th day of November, 2015 and duly entered in the office of the Clerk of the County of Queens, State of New York. NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT The object of the above captioned action is to, inter alia, quiet title and foreclose a Mortgage to secure \$528,750.00 and interest, which shall be duly recorded in the Office of the City Register of Queens County, which mortgage shall be assigned to CitiMortgage, Inc., by assignment of mortgage and which shall be duly recorded in the Office of the City Register of Queens County, covering premises known as 24-42 86TH STREET, A/K/A 24-44 86TH STREET, EAST ELMHURST, NEW YORK 11369, (BLOCK 1097, LOT 44 (FORMERLY P/O LOT 31)). The relief sought in the within action is a final judgment directing the sale of the premises described above. The Plaintiff also seeks a deficiency judgment against the Defendant, MOHI U. KHANDAKER, for any debt secured by said Mortgage which is not satisfied by the proceeds of the sale of said premises, unless discharged in bankruptcy. Premises lying and being in the Borough and County of Queens. BEGINNING at a point on the westerly side of 86th Street, 90.75 feet southerly from the corner formed by the intersection of the southerly side of Astoria Boulevard and the westerly side of 86th Street; being a plot 100 feet by 30.89 feet by 100.00 feet by 30.89 feet. BLOCK 1097, LOT 44 (FORMERLY P/O LOT 31) Dated: Rego Park, New York \_\_\_\_\_, 2016 DAVID A. GALLO & ASSOCIATES LLP By: Robert M. Link, Esq. Attorneys for Plaintiff, 95-25 Queens Boulevard, 11th Floor, Rego Park, New York 11374, (718) 459-9000

**Action to Foreclose a Mortgage. Index #: 708163/2015.**  
**Mortgaged Premises: 40-29 102nd Street, Corona, New York 11368.** BL #: 1974 - 34 FKA P/O 33 & 39. Supplemental Summons and Notice of Object of Action Supreme Court of the State of New York. County of Queens **WELLS FARGO BANK, N.A. Plaintiff, -against- AI GU ZHANG** 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; such unknown persons being herein generally described and intended to be included in wife, widow, husband, widower, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors, and assignees of such deceased, any and all persons deriving interest in or lien upon, or title to said real property by, through or under them, or either of them, and their respective wives, widows, husbands, widowers, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors, and assigns, all of whom and whose names, except as stated, are unknown to Plaintiff; Xiu Zhu Zhang, DBI/ASG Mortgage Holdings, LLC, E.R. Holdings LLC, Heritage Asset Management INC. as Assignee in Interest to MBNA America Bank, N.A., New York City Environmental Control Board, New York City Parking Violations Bureau, People of the State of New York, United States of America Acting Through the IRS; John Doe (being fictitious, the names unknown to Plaintiff intended to be tenants, occupants, persons or corporations having or claiming an interest in or lien upon the property described in the complaint or their heirs at law, distributees, executors, administrators, trustees, guardians, assignees, creditors or successors), Defendant(s). To the above named Defendant: You are hereby summoned to answer the Complaint in this action, and to serve a copy of your answer, or, if the Complaint is not served with this Supplemental Summons, to serve a notice of appearance, on the Plaintiff(s) attorney(s) within twenty days after the service of the Supplemental Summons, exclusive of the day of service (or within 30 days after the service is complete if this Supplemental Summons is not personally delivered to you within the State of New York). In case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint. The attorney for Plaintiff has an office for business in the County of Erie. Trial to be held in the County of Queens. The basis of the venue designated above is the location of the Mortgaged Premises. To: Ai Gu Zhang Defendant in this Action. The foregoing Supplemental Summons with Notice is served upon you by publication, pursuant to an order of HON. Cheree A. Buggs of the Supreme Court of the State of New York, dated the Eleventh day of April, 2016 and filed with the Complaint in the Office of the Clerk of the County of Queens, in the City of Jamaica. The object of this action is to foreclose a mortgage upon the premises described below, executed by Ai Gu Zhang and Xiu Zhu Zhang dated April 5, 2004, to secure the sum of \$499,000.00 and recorded at CRFN 204000360224 in the Office of the City Register of the City of New York, Queens County, on June 18, 2004. The property in question is described as follows: 40-29 102nd Street, Corona, NY 11368. **NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME** If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home. Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property. Sending a payment to your mortgage company will not stop this foreclosure action. **YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT.** Dated: April 14, 2016, Gross Polowy, LLC Attorney(s) For Plaintiff(s), 1775 Wehrle Drive, Suite 100, Willamsville, N.Y. 14221 The law firm of Gross Polowy, LLC and the attorneys whom it employs are debt collectors who are attempting to collect a debt. Any information obtained by them will be used for that purpose.