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Legal Notices

Gao Development LLC Arts of Org filed with NY Sec of State (SSNY) on 12/20/16. Office: Queens County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to: 4564 160th St, Flushing, NY 11358. General Purposes.

Advertise in The Queens Chronicle's Classified Section And Get Results...Fast Call 718-205-8000

PROBATE CITATION, File #2017-3/A. SURROGATE'S COURT-SARATOGA COUNTY CITATION. THE PEOPLE OF THE STATE OF NEW YORK, By the Grace of God Free and Independent. TO: JOHN DOE and any and all unknown persons whose names or parts of whose names and whose place or places of residence are unknown and cannot after diligent inquiry be ascertained, distributees, heirs-at-law, and next-of-kin of said Edith P. Rosen, deceased, and if any of the said above distributees named specifically or as a class be dead, their legal representatives, their husbands, or wives, if any, distributees and successors in interest whose names and/or places of residence and post office addresses are unknown and cannot after diligent inquiry be ascertained; CHRISTOPHER C. SHAMBO, ESQ., Guardian ad Litem on behalf of unknown distributees; NEW YORK STATE ATTORNEY GENERAL. A petition having been duly filed by Larry Rosen, who is domiciled at 52 Holmes Dale, Albany, NY 12203-2023. YOU ARE HEREBY CITED TO SHOW CAUSE before the Surrogate's Court, Saratoga County, 30 McMaster Street, Building 3, Ballston Spa, NY, on Tuesday, March 28, 2017 at 10:00 o'clock in the forenoon of that day, why a decree should not be made in the estate of Edith P. Rosen, lately domiciled at Malta, New York, County of Saratoga, admitting to probate a Will dated September 25, 2013, a copy of which is attached, as the Will of Edith P. Rosen, deceased, relating to real and personal property, and directing that [X] Letters Testamentary issue to: Larry Rosen. Dated, Attested and Sealed, February 6th, 2017 (Seal). Attorney for Petitioner: David Brickman, Esq., Telephone #(518) 464-6464. Address of Attorney: 1664 Western Avenue, Albany, NY 12203. HON. RICHARD A. KUPFERMAN, Surrogate. [sig] Catharine A. Ruggles, Chief Clerk. [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.]

LEGAL NOTICE Connecticut

Superior Court J. D. of Fairfield at Bridgeport Return Date: 03/21/17 RE: Fabio Rosales Vs: Josephine Gonzalez **Notice To: Josephine Gonzalez** The Court has reviewed the Order of Notice in Family Cases, which asks for Divorce (dissolution of marriage). The Court finds that the current address of the party to be notified is unknown and that all reasonable efforts to find **Josephine Gonzalez** have failed. The Court also finds that the last known address of the party to be notified was Queens, NY. THE COURT ORDERS (signed) that notice be given to the party by placing a legal notice in the Queens Chronicle, a newspaper circulating in Queens, NY containing a true and attested copy of this Order of Notice, and, if accompanying a complaint for divorce a statement that Automatic Court Orders have been issued in the case as required by Section 25-5 of the Connecticut Practice Book and are a part of the Complaint/Application on file with the Court. The Notice should appear before 3/9/17 and proof of service shall be filed with this Court. Superior Court Assistant Clerk: Robert Wilock II Date Signed: 1/4/17 **A True Copy Attest N. E. Nikola State Marshal/Fairfield County**

NOTICE OF SALE - Supreme Court County of Queens,

Wells Fargo Bank, NA, Plaintiff AGAINST Dorrick Nurse, Deryck Nurse, Jennifer Nurse, et al, Defendant, Pursuant to a Judgment of Foreclosure and Sale duly dated 10/9/2014 and entered on 11/3/2014, I, the undersigned Referee, will sell at public auction at the Queens County Courthouse, 88-11 Sutphin Blvd., Courtroom 25, Jamaica, NY on March 24, 2017 at 10:00 AM premises known as 145-63 176th Street Jamaica, NY 11434-5231. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Queens, City and State of New York, BLOCK: 13304, LOT: 20. Approximate amount of judgment is \$503,099.86 plus interests and costs. Premises will be sold subject to provisions of filed Judgment Index # 32566/09. Victor Levin, Referee, FRENKEL LAMBERT WEISS WEISMAN & GORDON LLP, 53 Gibson Street, Bay Shore, NY 11706

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Legal Notices

Legal Notices

STATE OF CONNECTICUT HARTFORD JD at HARTFORD
KHALID, HAFIZ DEWAN HAMZA v BHALLA, RUBAB
NO. HDD-FA-6072636

Notice to BHALLA, RUBAB:
The Court finds that the current address of the party to be notified is unknown and that all reasonable efforts to find her have failed. The Court also finds that the last known address of the party to be notified was: 78-12 35th Ave., Jackson Heights, NY. The Court Orders that notice be given to the party to be notified by having a State Marshal or other proper officer place a legal notice in the **Queens Chronicle**, a newspaper circulating in Jackson Heights, Queens, NY containing a true and attested copy of this Order of Notice.

TAKE NOTICE that a Complaint for annulment has been filed against you and NOTICE that Automatic Court Orders have been issued as required by Sec. 25-5 of the Connecticut Practice Book and are part of the Complaint on file with the Court and for relief as set forth in the Complaint. To respond to this Complaint, or to be informed of further proceedings, you or your attorney must file a form called an "Appearance" at the above Court, 90 Washington St., Hartford, CT on or before the second day following the Return Date of March 14, 2017. If you or your attorney do not file a written "Appearance" form on time, the Court may enter Judgment against you for the relief requested in the Complaint, which may result in temporary or permanent orders without further notice. The Court further orders that this notice shall appear once a week for two successive weeks commencing on or before 02/24/2017 and proof of service shall be filed with the Court.

MILAGROS CRUZ-CANIZARES, CLERK OF COURT dated Jan. 31, 2017

JLR Accounting & Consulting, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 01/11/2017. 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: The LLC, 125 Castle Ridge Road, Manhasset, NY 11030. Purpose: For any lawful purpose.

Notice of formation of ABRAVE LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on 12/29/2016. Office located in Queens County. SSNY has been designated for service of process. SSNY shall mail copy of any process served against the ABRAVE LLC, 3915 Main Street, Suite 307, Flushing, NY 11354. Purpose: Any lawful activity or purpose.

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Real Estate

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Howard Beach/Rockwood Park. Our Exclusive! Mint Californis Hi-Ranch, 4 BR, 2 baths, pavers front & back. \$799K. Connexion I RE, 718-845-1136

Oceanside, Det Colonial, new construction, 3 avail, 11 rms, 4 BR, 2 baths, gas fireplace. Howard Beach Realty, 718-641-6800

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Real Estate Misc.

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Notice of formation of Suri Realty Development LLC. Articles of Organization filed with Secy. Of State of NY (SSNY) on 12/09/2016 Office location: Queens County. SSNY has been designated for service of process. SSNY shall mail copy of any process served against the LLC. SSNY shall mail process to 20720 Jordan Dr., Fl 2, Bayside, NY 11360. Purpose: any lawful activities.

UNK MOTORS, LLC Art. of Org. filed with the SSNY on 01/25/2017. 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, 37-43 Crescent Street, Long Island City, NY 11101. Purpose: Any lawful purpose.

GS MAIN STREET REALTY, LLC, Arts. of Org. filed with the SSNY on 02/03/2017. Office loc: Queens County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 36-36 Prince St., Ste 11B, Flushing, NY 11354. Purpose: Any Lawful Purpose.

Summons (Family Law) Notice to Respondent (Aviso Al Demandado) Kai Hua Sun. You have been sued. Read the information below and on the next page. Case number 16-FL-175682. You have 30 calendar days after this Summons and Petition are served on you to file a Response (form FL-120) at the court and have a copy served on the petitioner. A letter, phone call, or court appearance will not protect you. If you do not file your Response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorneys' fees and costs. For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center (www.courts.ca.gov/selfhelp), at the California Legal Services website (www.lawhelpcal.org), or by contacting your local county bar association. Notice-Restraining Orders are on page 2: These restraining orders are effective against both spouses or domestic partners until the petition is dismissed, a judgment is entered, or the court makes further orders. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them.

Fee Waiver: If you cannot pay the filing fee, ask the court for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party.

1. The name and address of the court are Santa Clara County Superior Court, 201 North First Street, San Jose, CA 95113 (physical), 191 North First Street, San Jose, CA 95113 (mailing).

2. The name, address, and telephone number of the petitioner's attorney are John Scardamaglia, 19A North Santa Cruz Ave., Los Gatos, CA 95030 (408) 354-1388.

Date: June 9, 2016. Clerk, by M. Johnson (Deputy)

JSM REAL ESTATE HOLDINGS LLC, Arts. of Org. filed with the SSNY on 01/11/2017. Office loc: Queens County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 14-34 31st Ave, Apt. 5B, Astoria, NY 11106. Purpose: Any Lawful Purpose.

Notice of Formation of MARGARET EGG, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 7/12/16. Office location: Queens County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 240-49 42nd Avenue, Douglaston, NY 11363. Purpose: any lawful activity.

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS, INDEX NO. 702407/2016. Plaintiff designates QUEENS as the place of trial situs of the real property SUPPLEMENTAL SUMMONS Mortgaged Premises: 135-08 82ND AVENUE, UNIT 201, BRIARWOOD, NY 11435, Block: 9668 Lot: 1002.U.S.BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE REGISTERED HOLDERS OF ABFC 2007-WMC1 TRUST ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES, SERIES 2007-WMC1, Plaintiff, vs. BREDMAN JON; JAIME GONZALEZ if living, and if she/he be deceased, the 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 herein, all of whom and whose names and places of residence are unknown to the plaintiff and cannot after diligent inquiry be ascertained; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; SYNCHRONY BANK FKA GE CAPITAL RETAIL BANK FKA GE MONEY BANK; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; NEW YORK CITY PARKING VIOLATIONS BUREAU; NEW YORK CITY TRANSIT ADJUDICATION BUREAU; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; ST. CLARE'S HOSPITAL AND HEALTH CENTER; CRIMINAL COURT OF THE CITY OF NEW YORK; BOARD OF MANAGERS OF BRIARWOOD GARDENS CONDOMINIUM; BANK OF AMERICA, NA; AUDREY I. PHEFFER, QUEENS COUNTY CLERK; THE PEOPLE OF THE STATE OF NEW YORK; THE UNITED STATES OF AMERICA, "JOHN DOE #1" through "JOHN DOE #12," the last twelve names being fictitious and unknown to plaintiff, the persons or parties intended being the tenants, occupants, persons or corporations, if any, having or claiming an interest in or lien upon the premises, described in the complaint, 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 within 20 days after the service of this 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); in the event the United States of America is made a party defendant, the time to answer for the said United States of America shall not expire until (60) days after service of the summons; 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 OF NATURE OF ACTION AND RELIEF SOUGHT THE OBJECT OF the above caption action is to foreclose a Mortgage to secure the sum of \$230,720.00 and interest, recorded on March 19, 2007, in Official Record CRFN 2007000144925, in the office of the City Register of the City of New York in the County of QUEENS, covering premises known as 135-08 82ND AVENUE, UNIT 201, BRIARWOOD, NY 11435. The relief sought in the within action is a final judgment directing the sale of the premises described above to satisfy the debt secured by the Mortgage described above. QUEENS County is designated as the place of trial because the real property affected by this action is located in said county. 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 the mortgage company will not stop the 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: December 16, 2016, RAS BORISKIN, LLC, Attorney for Plaintiff, JAMES P. MURPHY, ESQ., 900 Merchants Concourse, Suite 106 Westbury, NY 11590, 516-280-7675.

NOTICE of Formation of NewCo NY Operating, LLC. Arts. of Org. filed with NY Dept. of State on 2/2/17. Office location: Queens County. Princ. bus. addr.: 1560 Sherman Ave., Suite 1200, Evanston, IL 60201. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: c/o CT Corporation System, 111 8th Ave., NY, NY 10011, regd. agent upon whom process may be served. Purpose: all lawful purposes.

SMRB TRADERS, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 12/29/2016. 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: Richard Bandamo, 141-09 180th Street, Jamaica, NY 11434. Purpose: For any lawful purpose.

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF KINGS Index No. 54748/16, Date Summons Filed: October 20, 2016. MANOUCHKA LYVIE LEANDRE, Plaintiff, -against- MOHAMED YAHYA, Defendant. Plaintiff designates Kings County as the place of trial. The basis of venue is CPLR Sec. 509. SUMMONS WITH NOTICE Plaintiff resides at 93-01 208th Street, Jamaica, New York 11428. ACTION FOR DIVORCE. To the above named Defendant: YOU ARE HEREBY SUMMONED to serve a notice of appearance on the Plaintiff's Attorneys within twenty (20) days after the service of this summons, exclusive of the day of service (or within thirty (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, judgment will be taken against you by default for the relief demanded in the notice set forth below. Dated: October 20, 2016. Jeffrey B. Peltz, Esq. JEFFREY B. PELTZ, PC, Attorneys for Plaintiff, 26 Court St, Ste 503, Brooklyn, NY 11242, (718) 625-0800. NOTICE: The nature of this action is to dissolve the marriage between the parties, on the grounds: DRL Section 170 subd. (7) - the relationship between the Plaintiff and Defendant has broken down irretrievably for a period of at least six months. The relief sought is a judgment of absolute divorce in favor of the Plaintiff dissolving the marriage between the parties in this action. The nature of any ancillary or additional relief demanded is: That the Plaintiff shall have custody of the children of the marriage, Adam Yahya, born on October 10, 2014, and Sebastian Yahya, born on October 29, 2015. That the Family Court shall have concurrent jurisdiction with the Supreme Court with respect to any future issues of maintenance, child support, custody and visitation. That the parties do not require maintenance and no claim will be made by either party for maintenance. I am not seeking maintenance as payee as described in the Notice of Guideline Maintenance. That the Defendant shall pay to the Plaintiff Twenty Five Dollars (\$25) per month for child support. That the Plaintiff shall provide health insurance benefits to the children until the age of 21 years. That the Court issue an appropriate Qualified Medical Child Support Order. That the parties do not require payment of counsel and experts' fees and expenses. That the Court grant such other and further relief as the Court may deem fit and proper. The parties have divided up the marital property, and no claim will be made by either party under equitable distribution. (Form UD-1 - 1/25/16) NOTICE OF ENTRY OF AUTOMATIC ORDERS (D.R.L. 236) Rev. 1/13. FAILURE TO COMPLY WITH THESE ORDERS MAY BE DEEMED A CONTEMPT OF COURT PURSUANT TO the Uniform Rules of the Trial Courts, and DOMESTIC RELATIONS LAW Section 236, Part B, Section 2, both you and your spouse (the parties) are bound by the following AUTOMATIC ORDERS, which have been entered against you and your spouse in your divorce action pursuant to 22 NYCRR Section 202.16(a), and which shall remain in full force and effect during the pendency of the action, unless terminated, modified or amended by further order of the court or upon written agreement between the parties: (1) ORDERED: Neither party shall sell, transfer, encumber, conceal, assign, remove or in any way dispose of, without the consent of the other party in writing, or by order of the court, any property (including, but not limited to, real estate, personal property, cash accounts, stocks, mutual funds, bank accounts, cars and boats) individually or jointly held by the parties, except in the usual course of business, for customary and usual household expenses or for reasonable attorney's fee in connection with this action. (2) ORDERED: Neither party shall transfer, encumber, assign, remove, withdraw or in any way dispose of any tax deferred funds, stocks or other assets held in any individual retirement accounts, 401k accounts, profit sharing plans, Keogh accounts, or any other pension or retirement account, and the parties shall further refrain from applying for or requesting the payment of retirement benefits or annuity payments of any kind, without the consent of the other party in writing, or upon further order of the court; except that any party who is already in pay status may continue to receive such payments thereunder. (3) ORDERED: Neither party shall incur unreasonable debts hereafter, including, but not limited to, further borrowing against any credit line secured by the family residence, further encumbering any assets, or unreasonably using credit cards or cash advances against credit cards, except in the usual course of business or for customary or usual housing expenses, or for reasonable attorney's fees in connection with this action. (4) ORDERED: Neither party shall cause the other party or the children of the marriage to be removed from any existing medical, hospital and dental insurance coverage, and each party shall maintain the existing medical, hospital and dental insurance coverage in full force and effect. (5) ORDERED: Neither party shall change the beneficiaries of any existing life insurance policies, and each party shall maintain the existing life insurance, automobile insurance, homeowners and renters insurance policies in full force and effect. IMPORTANT NOTE: After service of Summons with Notice or Summons and Complaint for divorce, if you or your spouse wishes to modify or dissolve the automatic orders, you must ask the court for approval to do so, or enter into a written modification agreement with your spouse duly signed and acknowledged before a notary public. NOTICE CONCERNING CONTINUATION OF HEALTH CARE COVERAGE (Required by Section 255(1) of the Domestic Relations Law) PLEASE TAKE NOTICE that once a judgment of divorce is signed in this action, both you and your spouse may or may not continue to be eligible for coverage under each other's health insurance plan, depending on the terms of the plan. NOTICE OF GUIDELINE MAINTENANCE. If your divorce was commenced on or after January 25, 2016, this Notice is required to be given to you by the Supreme Court of the county where your divorce was filed to comply with the Maintenance Guidelines Law ([S. 5678/A. 7645], Chapter 269, Laws of 2015) because you may not have counsel in this action to advise you. It does not mean that your spouse (the person you are married to) is seeking or offering an award of "Maintenance" in this action. "Maintenance" means the amount to be paid to the other spouse for support after the divorce is final. You are hereby given notice that under the Maintenance Guidelines Law (Chapter 269, Laws of 2015), there is an obligation to award the guideline amount of maintenance on income up to \$178,000 to be paid by the party with the higher income (the maintenance payor) to the party with the lower income (the maintenance payee) according to a formula, unless the parties agree otherwise or waive this right. Depending on the incomes of the parties, the obligation might fall on either the Plaintiff or Defendant in the action. There are two formulas to determine the amount of the obligation. If you and your spouse have no children, the higher formula will apply. If there are children of the marriage, the lower formula will apply, but only if the maintenance payor is paying child support to the other spouse who has the children as the custodial parent. Otherwise the higher formula will apply. Lower Formula. 1. Multiply Maintenance Payor's Income by 20%. 2. Multiply Maintenance Payee's Income by 25%. Subtract Line 2 from Line 1 = Result 1. Subtract Maintenance Payor's Income from 40 % of Combined Income* = Result 2. Enter the lower of Result 2 or Result 1, but if less than or equal to zero, enter zero. THIS IS THE CALCULATED GUIDELINE AMOUNT OF MAINTENANCE WITH THE LOWER FORMULA. Higher Formula. 1. Multiply Maintenance Payor's Income by 30%. 2. Multiply Maintenance Payee's Income by 20%. Subtract Line 2 from Line 1 = Result 1. Subtract Maintenance Payor's Income from 40% of Combined Income* = Result 2. Enter the lower of Result 2 or Result 1, but if less than or equal to zero, enter zero. THIS IS THE CALCULATED GUIDELINE AMOUNT OF MAINTENANCE WITH THE HIGHER FORMULA. *Combined Income equals Maintenance Payor's Income up to \$178,000 plus Maintenance Payee's Income. Note: The Court will determine how long maintenance will be paid in accordance with the statute. (Eff. 1/25/16)