

# ChronicleCLASSIFIEDS

CASH4

MON.-FRI. 11am - 7pm SAT. 10am - 6pm



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**Help Wanted** 

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Merchandise Wanted

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SUPREME COURT OF THE STATE

# **LEGAL NOTICES**

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SUPREME COURT OF THE STATE

OF NEW YORK COUNTY OF

OF NEW YORK COUNTY OF CHENANGO Index No. 2013X510 SUMMONS AND COMPLAINT served upon MARCUS BROWN in PREFERRED MUTUAL IN-SURANCE COMPANY V. FIRST AMERICAN ALLIANCE, INC. et al pursuant to an ORDER dated July 21, 2014 and signed by Kevin Dowd, J.S.C. allowing for Service of the Summons and Complaint upon Marcus Brown by Publication pursuant to CPLR §315 TO MARCUS BROWN: YOU ARE HEREBY SUMMONED to answer the Verified Complaint for Declaratory Judgment in this action, which was filed in the Chenango County Clerk's office, on July 11, 2013 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 twenty (20) days after the service is complete (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 or answer, judgment will be taken against you by default for the relief demanded. Plaintiff's Complaint seeks Declaratory Judgment pursuant to CPLR §3001, that the Defendants have fraudulently procured a policy of insurance from the Plaintiff, have breached the subject policy of insurance issued by the Plaintiff and/or have submitted fraudulent claims in an attempt to defraud the Plaintiff and regarding the Plaintiff's duty to make any payments under the subject policy of insurance. Plaintiff respectfully demands judgment against defendants for the costs of its investigation, attorney's fees, other incurred costs, and interest, as well as a Declaration that the Court adjudicate the controversy that has arisen between the parties and make a binding declaration of the rights, duties and obligations of the parties and afford such other relief as justice may require.

Notice of Formation of BK Property Four, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 6/21/06. 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, 144-10 Roosevelt Ave., Ste. 1D, Flushing, NY 11354. Purpose: any lawful activity.

LIMITED LIABILITY COMPANY Notice of Formation of Limited Liability Company (LLC) Name: BLUTH-BERKES CONSULTING LLC. Articles of Organization filed by the Department of State of New York on 08/13/2012. Office location: County of Queens Purpose: any and all lawful activities. Secretary of State of New York (SSNY) designated as agent of LLC upon whom process against it may be served SSNY shall mail copy of process to Jeffrey Berkes, 144-25 68th Ave., Flushing, NY 11367-1326

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY. Name of LLC: Broadway36 LLC. Arts. of Org. filed with NY Dept. of State: 9/24/14. Office loc.: Queens Co. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: Business Filings Inc., 187 Wolf Rd., Ste. 101, Albany, NY 12205, regd. agt. upon whom process may be served. Purpose: any lawful act.

Century Sweet Home, LLC Arts of Org filed with Secy. of State of NY (SSNY) on 8/19/14. Office in Queens Co. SSNY desig. agent of LLC upon whom process against it may be served & shall mail process to 149-19 15th Drive, Fl 2, Whitestone, NY 11357. Purpose: General.

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY. NAME: CHUN TIAN LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 09/22/2014. 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 Chun Tian LLC, 52-02 Grand Avenue, Maspeth, NY 11378. Purpose: For any lawful purpose.

Formation of CP114, LLC filed with the Secy. of State of NY (SSNY) on 9/26/14. Office loc: Queens County. SSNY designated as agent of LLC upon whom process against it may be served. The principal business loc. and address SSNY shall mail process to is 148-30 11th Ave., Whitestone, NY 11357. Mgmt. shall be by one or more members. Purpose: Any lawful activity.

SUPPLEMENTAL SUMMONS, Index No.: 705307/2014, Date of Filing October 6, 2014, SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS. FEDERAL NATIONAL MORTGAGE ASSOCIATION ("Fannie Mae"), a corporation organized and existing under THE LAWS OF THE UNITED STATES OF AMERICA, Plaintiff -against- MD AKKAS ALI, if living, or if either or all be dead, their wives, husbands heirs-at-law, next of kin, distributees, executors, administrators, assignees, lienors and generally all persons having or claiming under by or through said MD AKKAS ALI, by purchase, inheritance, lien or otherwise, of any right, title or interest in and to the premises described in the complaint herein, and the respective husbands, wives, widows or widowers of them, if any, all of whose names are unknown to plaintiff: NEW YORK CITY TRANSIT ADJUDICATION BUREAU; NEW YORK CITY PARKING VIOLATIONS BUREAU: NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; STATE OF NEW YORK; UNITED STATES OF AMERICA: "JOHN DOES" and "JANE DOES", 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 Timothy J. Dufficy of the Supreme Court of the State of New York, signed on September 24, 2014, 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 MD AKKAS ALI to JPMORGAN CHASE BANK, N.A. bearing date April 4, 2008 and recorded in CRFN: 2008000161530 in the County of Queens on April 22, 2008. Thereafter said mortgage was assigned to CHASE HOME FINANCE, LLC by assignment of mortgage dated January 27, 2009 and recorded in the County of Queens on May 27, 2009 in CRFN: 2009000156679. Thereafter said mortgage was further assigned to FEDERAL NATIONAL MORTGAGE ASSOCIATION by assignment of mortgage dated April 5. 2014. Said premises being known as and by 321 ELDERT LANE. WOODHAVEN, NY 11421. Date: September 10, 2014, 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.

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY. NAME: DRAGON AVIATION USA LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 09/25/2014. 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 Dragon Aviation USA LLC, 34-10 Union Street, 2F, Flushing, NY 11354. Purpose: For any lawful purpose.

Notice of formation of Edenic Home LLC Arts. of Org. filed with the Sect'y of State of NY (SSNY) on 9/29/2014. Office location, County of Queens. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, 12011 14th Rd., #3, College Point, NY 11356. Purpose: any lawful act.

Harmony 808 LLC Arts of Org filed with Secy. of State of NY (SSNY) on 9/29/14. Office in Queens Co. SSNY desig. agent of LLC upon whom process against it may be served & shall mail process to Shi Jie He, 808 Cross Bay Blvd., Broad Channel, NY 11693. Purpose: General.

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY. NAME: HIGH STONE REGIONAL CENTER, LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 09/05/2014. 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 High Stone Regional Center LLC, 136-20 38th Avenue, Suite 11C, Flushing, NY 11354. Purpose: For any lawful purpose.

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY. NAME: IMPOLITE COMPANY LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 08/27/2014. 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 Ryan Carmichael, 14-56 31st Drive, Apt. 7E, Astoria, NY 11106. Purpose: For any lawful purpose.

CHENANGO Index No. 2013X510 SUMMONS AND COMPLAINT served upon FEDELINE PIERRE in PREFERRED MUTUAL IN-SURANCE COMPANY V. FIRST AMERICAN ALLIANCE, INC. et al. pursuant to a STIPULATION TO MODIFY COURT ORDER dated September 9, 2014 and signed by Kevin Dowd, J.S.C. allowing for Service of the Summons and Complaint upon Fedeline Pierre by Publication pursuant to CPLR §315. TO FEDELINE PIERRE YOU ARE HEREBY SUMMONED to answer the Verified Complaint for Declaratory Judgment in this action, which was filed in the Chenango County Clerk's office on July 11, 2013 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 twenty (20) days after the service is complete (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 or answer, judgment will be taken against you by default for the relief demanded. Plaintiff's Complaint seeks Declaratory Judgment pursuant to CPLR §3001, that the Defendants have fraudulently procured a policy of insurance from the Plaintiff, have breached the subject policy of insurance issued by the Plaintiff and/or have submitted fraudulent claims in an attempt to defraud the Plaintiff and regarding the Plaintiff's duty to make any payments under the subject policy of insurance. Plaintiff respectfully demands judgment against defendants for the costs of its investigation, attorney's fees, other incurred costs, and interest, as well as a Declaration that the Court adjudicate the controversy that has arisen between the parties and make a binding declaration of the rights, duties and obligations of the parties and afford such other relief as justice may require.

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY. NAME: ZHUU LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 08/18/2014. 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 Zhuu LLC, 43-27 161 St., Flushing, NY 11358. Purpose: For any lawful purpose.

SUMMONS, Index No.: 6324-13. D/O/F: April 2, 2013, Premises Address: 176-17 Sunbury Road, Jamaica, NY 11434. SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS. CHAMPION MORTGAGE COMPANY, Plaintiff against- Albert Johnson Jr. as heir at Law and Next of Kin for Betty JOHNSON AKA BETTY LOU JOHNSON; BARBARA SAMUEL AS HEIR AT LAW AND NEXT OF KIN FOR BETTY JOHNSON AKA BETTY LOU JOHNSON: BETTY JO JOHNSON AS HEIR AT LAW AND NEXT OF KIN FOR BETTY JOHNSON AKA BETTY OU JOHNSON; DEBRA PATRICK AS HEIR AT LAW AND NEXT OF KIN FOR BETTY IOHNSON AKA BETTY LOLL IOHNSON: NANCY LMILLER AS HEIR AT LAW AND NEXT OF KIN FOR BETTY JOHNSON AKA BETTY LOU JOHNSON: ROBIN HUNTER AS HEIR AT LAW AND NEXT OF KIN FOR BETTY JOHNSON AKA BETTY LOL JOHNSON: NEW YORK CITY ENVIRONMENTAL CONTROL BOARD: NEW YORK CITY TRANSIT AD ILIDICATION BUREAU. NEW YORK CITY PARKING VIOLATIONS BUREAU: UNITED STATES OF AMERICA O/B/O SECRETARY OF HOUSING AND URBAN DEVELOPMENT; JOHN DOE 1 THROUGH 10; JANE DOE 1 THROUGH 10 INTENDING TO BE THE UNKNOWN HEIRS OF THE ESTATE OF BETTY JOHNSON aka betty lou Johnson who was born on April 5, 1931 and died on NOVEMBER 19, 2011, AND WHO DIED IN THE COUNTY OF STAFFORD, VIRGINIA DECEASED AND SUCCESSORS IN INTEREST OF ANY OF THE AFORESAID defendants who may be deceased. And the respective heirs at LAW OF KIN, DISTRIBUTEES, DEVISEES, GRANTEES, TRUSTEES, LIENORS Creditors, assignees and successors in interest of the aforesaid CLASSES OF PERSON, IF THEY OR ANY OF THEM BE DEAD, AND THEIR RESPECTIVE HUSBANDS, WIVES OR WIDOWS, IF ANY, ALL OF WHOM AND WHOSE NAMES AND PLACES OF RESIDENCE ARE UNKNOWN TO THE PLAINTIFF NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE: OCEANVIEW NURSING AND REHABILITATION LLC; UNITED STATES OF AMERICA-INTERNAL REVENUE SERVICE; "JOHN DOES" and "JANE DOES", 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, Defendant(s), 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 Attorneys 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 oreclosure áction. 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 following notice is intended only for those defendants who are owners of the premises sought to be foreclosed or who are liable upon the debt for which the mortgage stands as security. YOU ARE HEREBY PUT ON NOTICE THAT WE ARE ATTEMPTING TO COLLECT A DEBT. AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The present amount of the debt as of the date of this summons: \$282,080.26 consisting of principal balance of \$273,206.39, plus Broker's Price Opinion, inspection and miscellaneous charges of \$550.00; Corporate Advances of \$6,860.88; Attorney fees of \$925.00 and title search costs of \$537.69. 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: Champion Mortgage Company 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 30 days after receipt of this notice, 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 you 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 The Plaintiff makes no personal claim against you in this action. TO THE DEFENDANTS: 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: March 31, 2013. Patricia Boland, Esq., ROSICKI, ROSIČKI & ASSOCIATES, P.C. Attorneys for Plaintiff, Main Office 51 E Bethpage Road, Plainview, NY 11803 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. The State does not guarantee the advice of these agencies.



# **Chronicle** REAL ESTATE

#### **Real Estate**

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 212-306-7500.

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Howard Beach/Lindenwood, 1 BR, EIK, LR, full bath. No pets/smoking, heat incl, 2 mos sec. \$1,300/ mo. 631-588-4822

Howard Beach/Lindenwood, beautiful renov, 2nd fl, 3 BR, 1 1/2 baths w/terr, no smoking, \$1,800/ mo, neg, heat incl. Quality Realty Group, 718-258-2900

Howard Beach/Ozone Park, 3 1/2 rms, 1 BR w/terr, laundry room on premise, mint cond, call now! Howard Beach 718-641-6800

Ozone Park, 1 BR, no smoking/ pets, \$900/mo. incls all. Owner, 917-291-1995

#### Furn. Rm. For Rent

Howard Beach/Astoria, newly renov, Ig nicely furn rm, close to shops, restaurants, parks. Utils/ premium cable, Internet incl, mature gentleman pref. \$680/mo. 718-704-4639

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Howard Beach, just listed! Our exclusive! Brick Ranch, 6 rooms, 3 BR, new heat & hot water. Call Now! Howard Beach Realty, 718-641-6800

#### **Houses For Sale**

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One Family Cathedral Ceiling, Fireplace, Hardwood Floors, 3 BRs, 2 Baths, Updated Marble Floors, Finished Basement, Large Cedar Closet, Enclosed Porch, Patio, Garage, 54x100 Asking \$545K Top Star Realty 718-843-4044

#### Open House

Howard Beach/Lindenwood, Sun 11/2, 12-2pm. 79-05 156 Ave. Mint AAA, Lg 1 BR Garden Co-op. First fl w/ new kit & granite countertops. New cabinets & porcelain tiled fls. Updated bath, fully alarmed. Dogs OK. Just move in! Asking \$129K. Connexion I RE

718-845-1136

Upper Glendale, Sat 11/1, 1-3, 88-46 79 Ave. Charming det corner Colonial, 4 BR, 1 1/2 baths. EIK, Ig LR & DR, oversized 2 car gar, walk up attic room, full bsmnt, terra -cotta roof, lots of closets. close to all. Asking \$589K. Connexion I RE. 718-845-1136

#### **Houses For Rent**

Hamilton Beach, 1 BR, 1 bath, LR, DR, kit, huge yard & pvt parking, move-in cond, avail Dec.15, pay own G&E. \$1,450/mo, call owner 914-907-3343

#### **Prof. Space For Rent**

# Office/Store for Rent

97-02 Rockaway Blvd. Side store. Approximately 800 sq. ft. Electric gates, new storefront. Totally remodeled. Perfect for professional office space Credit references a must.

NO FOOD SERVICE **CALL OWNER** 917-453-3352

Pay for 3 weeks and the 4th week is **FREE!** 

#### **Houses For Sale**

**Houses For Sale** 

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#### OZONE PARK

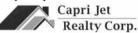
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Having a garage sale? Let everyone know about it by advertising in the Queens Classifieds. Call 718-205-8000 and place the ad!

#### **Legal Notices**

YORK COUNTY OF OUFENS Index No. 20381/14 Date Summons Filed: 2/7/14 Plaintiff designates Queens County as the place of trial. The basis of venue is Plain-

MARJUS LAMAJ, Plaintiff, -against-FATMIRE SINANAJ LAMAJ a/k/a MYLA SINANA I. Defendant. Plaintiff resides at 31-18 35th Street, Apt. 5B, Astoria,

tiff's residence. SUMMONS WITH NOTICE

New York 11106

ACTION FOR DIVORCE To the above named Defendant: YOL ARE HEREBY SUMMONED to serve a notice of appearance on Plaintiff's Attorneys 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 of New York, or within thirty (30) days after completion of service where service is made in any other manner. In case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the complaint. Dated: February 4, 2014. George E. Patsis, Attorney for Plaintiff, 152 North Wellwood Avenue, Suite 1, Lindenhurst, New York 11757, (631) 225-4601, NOTICE: The nature of this action is to dissolve the marriage between the parties, on the grounds: DRL §170 subd. 4 - Adultery and DRI §170 subd. 7 - Irretrievable Breakdown in Relationship. 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 requested is that the

Defendant be permitted to resume the use of

her prior surname. SINANAJ as well as any

other and further relief that the Court deem

just and proper.