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LEGAL NOTICES

Legal Notices

NOTICE OF SALE SUPREME COURT COUNTY OF QUEENS H & R Block Bank, a Federal Savings Bank, Plaintiff AGAINST Jesus Guevara; et al., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly dated February 5, 2014 I, the undersigned Referee will sell at public auction at the Queens County Courthouse, Courtroom #25, 88-11 Sutphin Boulevard, Jamaica, New York on April 15, 2016 at 10:00AM, premises known as 84-12 108th Avenue, Ozone Park, NY 11417. 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 NY, Block: 9143 Lot: 6. Approximate amount of judgment \$447,206.67 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 17858/2012. Nicole Katsorhis, Esq., Referee Shapiro, DiCaro & Barak, LLC Attorney(s) for the Plaintiff 175 Mile Crossing Boulevard, Rochester, New York 14624 (877) 759-1835. Dated: March 7, 2016

39-23 213 St. LLC, a domestic LLC, filed with the SSNY on 1/14/16. Office location: Queens County. SSNY is designated as agent upon whom process against the LLC may be served. SSNY shall mail process to Frank J. Didero, 47-14 158 St., Flushing, NY 11358. General purpose.

Notice of Formation of 61-02 RIDGEWOOD LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 02/08/16. Office location: Queens County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Jeannie Cohen, 61-02 Woodbine St., Ridgewood, NY 11385. Purpose: Any lawful activity.

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Legal Notices

"Notice is hereby given that an Order entered by the Supreme Court, Queens County, on the 8th day of March, 2016, bearing Index Number 14190/15, a copy of which may be examined at the office of the clerk, located at 88-11 Sutphin Blvd., Jamaica, New York, letting the Respondent, JP Morgan Chase, N.A. show cause before CMP, Room 25, at the courthouse, 88-11 Sutphin Blvd., Jamaica, New York on the 28th of April, 2016 at 2:15pm or as soon thereafter as counsel can be heard, why an Order should not be made: Pursuant to RPAPL §1931, discharging of an ancient mortgage (dated February 1, 1978 and recorded February 23, 1978 in Queens County, New York) for real property located at 138-78 Francis Lewis Blvd, Rosedale, New York 11422 related to Mortgagee/ Respondent, J.P. MORGAN CHASE, N.A.; Mortgagors, Harry W. Kent, and, Stephen R. Candell; and Petitioner/ Assignee JOEL P. WOLF"

City Lights Travel LLC, a domestic LLC, filed with the SSNY on 11/10/15. Office location: Queens County. SSNY is designated as agent upon whom process against the LLC may be served. SSNY shall mail process to The LLC, 437 Beach 128th St., Belle Harbor, NY 11694-1508. General purpose.

Notice is hereby given that a license, number 1292503 for beer and wine, has been applied for by the undersigned to sell beer and wine at retail in a tavern under the Alcoholic Beverage Control Law at 159-04 Myrtle Avenue, Ridgewood, NY 11385 for on premises consumption. Craft Culture NY Inc.

Legal Notices

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY. NAME: DAMES HOCKEY LLC. Articles of Organization (DOM LLC) were filed with the Secretary of State of New York (SSNY) on 12/23/2015. 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 THE LLC, 28-44 35th STREET, APT. B4, ASTORIA, NY 11103. Purpose: For any lawful purpose.

Elizabeth Road By The Sea LLC Arts of Org filed with Secy. of State of NY (SSNY) on 12/11/15. Office in Queens Co. SSNY design. agent of LLC upon whom process against it may be served & shall mail process to Glenn Diresto, 173 Schooner St, Arverne, NY 11692. Purpose: General.

FUTURA BROTHERS LLC Articles of Org. filed NY Sec. of State (SSNY) 1/5/16. Office in Queens Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC, 116-17 Sutphin Blvd., Jamaica, NY 11434. Purpose: Any lawful activity.

Gabor HJH LLC, a domestic LLC, filed with the SSNY on 1/20/16. Office location: Queens County. SSNY is designated as agent upon whom process against the LLC may be served. SSNY shall mail process to The LLC, 85-45 89th St., Woodhaven, NY 11421. General purpose.

GIVAN2 LLC. Art. of Org. filed with the SSNY on 01/27/16. 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, 104-20 Queens Boulevard, Apartment 17V, Forest Hills, NY 11375. Purpose: Any lawful purpose.

Legal Notices

Hoverla Trucking LLC Arts of Org filed with Secy. of State of NY (SSNY) on 10/14/15. Office in Queens Co. SSNY design. agent of LLC upon whom process against it may be served & shall mail process to C/O United States Corporation Agents, Inc., 7014 13th Av Ste 202, Brooklyn, NY 11228. Purpose: General.

John Devlin, Certified Public Accountant, PLLC Arts of Org filed with Secy. of State of NY (SSNY) on 11/20/15. Office in Queens Co. SSNY design. agent of LLC upon whom process against it may be served & shall mail process to 75-17 60th Ln, Glendale, NY 11385. Purpose: Certified Public Accountancy.

JOSO REALTY-STILLWATER, LLC. Art. of Org. filed with the SSNY on 08/18/15. 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, 18-60 Corporal Kennedy Street, Bayside, NY 11360. Purpose: Any lawful purpose.

Kai Hong Realty LLC, Arts of Org filed with SSNY on 10/30/15. Office Location: Queens County, SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail a copy of process to: The LLC, 86-39 56th Ave., Elmhurst, NY 11373. Purpose: to engage in any lawful act.

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY. NAME: R & R BAKERS MACHINE & OVEN REPAIR LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 12/14/2015. 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 Aneshia Chintamani, 115-29 124th St., South Ozone Park, NY 11420-2503. Purpose: For any lawful purpose.

Legal Notices

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.

Notice of Qualification of SPG JFK II Office LLC. Authority filed with NY Dept. of State on 2/8/16. Office location: Queens County. LLC formed in DE on 1/28/16. NY Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: c/o Seagis Property Group LP, 100 Front St., Suite 350, Conshohocken, PA 19428, principal business address. DE address of LLC: c/o The Corporation Trust Co., 1209 Orange St., Wilmington, DE 19801. Cert. of Form. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: all lawful purposes.

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY. NAME: TRENDY KONCEPTS BOUTIQUE LLC. Articles of Organization (DOM. LLC) were filed with the Secretary of State of New York (SSNY) on 10/06/2015. 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 Yolanda Johnson, 94-08 23rd Avenue, East Elmhurst, NY 11369. Purpose: For any lawful purpose.

NOTICE OF FORMATION OF VAPIANO TRAVEL LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 01/14/2016. 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 Robert Gandini, 157-28 20th Avenue, Whitestone, NY 11357. Purpose: any lawful activity.

W.T.C. Development LLC Articles of Org. filed NY Sec. of State (SSNY) 1/4/16. Office in Queens Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC, 86-22 Broadway, 2 Fl, Elmhurst, NY 11373. Purpose: Any lawful activity.

Legal Notices

Notice of Formation of Werber Real Estate LLC. Arts. of Org. filed with NY Dept. of State on 1/26/16. Office location: Queens County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: c/o Werber Management Inc., 40-52 75th St., Elmhurst, NY 11373, principal business address. Purpose: all lawful purposes.

Notice of Formation of Y & R Realty I, LLC. Arts. of Org. filed with NY Dept. of State on 2/11/16. Office location: Queens County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to the principal business address: 64-86 84th Place, Middle Village, NY 11379, Attn: Roman Diakun. Purpose: any lawful activity.

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Open House

Howard Beach/Lindenwood, Sat, 3/19, 12:00-1:30 PM, 79-10 149 Ave. Large 2 fam, featuring 6 BR, 5 baths, full fin bsmnt w/sep ent, FDR, in-ground sprinklers/manicured yard, alarmed & very clean. Connexion I R.E., 718-845-1136

Howard Beach/Rockwood Park, Sat 3/19, 2-3:30pm, 162-30 89 St. Hi -Ranch, oversized 50x100 lot, oversized 10 rms, 4 BR, 3 baths, lg EIK, FDR, new heating & HW fls, plenty of closets. Asking, \$689,999. Howard Beach Realty, 718-641-6800

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SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS
Index No. 22266/2013 SUPPLEMENTAL SUMMONS WITH NOTICE
FEDERAL NATIONAL MORTGAGE ASSOCIATION (FANNIE MAE), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, Plaintiff, against MAHMOOD HOSSEINIPOUR, 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 inheritance, lien or otherwise any right, title or interest in or to the real property described in the amended complaint, SOFIE DEVELOPMENT, LTD, HSBC BANK USA, NATIONAL ASSOCIATION, NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, THE CITY OF NEW YORK DEPARTMENT OF FINANCE, CONTINENTAL HOMES, LTD, NEW YORK CITY PARKING VIOLATIONS BUREAU, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, NEW YORK CITY TRANSIT ADJUDICATION BUREAU, HOME MORTGAGEE CORPORATION AND FREMONT INVESTMENT & LOAN, UNITED STATES OF AMERICA-INTERNAL REVENUE SERVICE, DIOMERS CORRALES, and AFZAL KAUTMAZADE, 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 DICCIA T. PINEDA-KIRWAN, Justice of the Supreme Court of the State of New York, QUEENS County, dated the 7th day of December 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 foreclose a Mortgage to secure \$440,000.00 and interest, recorded in the Office of the City Register of Queens County on November 26, 2007 in CRFN 2007000586155, which mortgage was assigned to CitiMortgage, Inc. by assignment of mortgage dated October 22, 2010 which was recorded in the Office of the City Register of Queens County on November 18, 2010 in CRFN 2010000387883, and further assigned to Federal Nation Mortgage Association by assignment dated February 27, 2014 and recorded on March 7, 2015 in CRFN 2014000080290 covering premises known as 95-16 98TH STREET, OZONE PARK, COUNTY OF QUEENS, CITY AND STATE OF NEW YORK (BLOCK 9044 LOT 14). 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 Defendants, MAHMOOD HOSSEINIPOUR, 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 situate lying and being in the Borough and County of Queens. BEGINNING at a point on the westerly side of 98th Street, 225 feet northerly of the corner formed by the intersection of the northerly side of 97th Avenue and the westerly side of 98th Street; being a plot 68.95 feet by 40 feet by 68.95 feet by 40 feet. BLOCK 9044 LOT 14 Dated: Rego Park, New York February 1, 2016 DAVID A. GALLO & ASSOCIATES LLP. By: Rosemarie A. Klie, Esq. Attorneys for Plaintiff, 95-25 Queens Boulevard, 11th Floor, Rego Park, New York 11374 (718) 459-9000

Index No.: 20450/2009. ORDER TO SHOW CAUSE At an IAS Part 15 of the Supreme Court of the State of New York, held in and for the County of Queens, at the Courthouse located at 88-11 Sutphin Boulevard, Jamaica, New York on the 24th day of February, 2016. HON. JANICE A. TAYLOR, Justice. KEITH SIMMONS, Plaintiff -against- SHAWN CORCAS, PATRICIA CORCAS, PROFIT & PROFIT MARKETING, INC., MUSA ABDUL BEY, CAROLYN L. HAILEY, SHARON BLACK, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, Defendants. UPON the annexed affirmation of Bill Tsevis, Esq., dated February 22, 2016, together with exhibits annexed thereto, and upon all prior pleadings and proceedings heretofore had herein, LET all the parties in the above-entitled action and all persons of interest in the estate of KEITH SIMMONS, the deceased plaintiff, show cause before this Court, at the Centralized Motion Part Room 25 thereof, located at 88-11 Sutphin Boulevard, Jamaica, New York on April 20, 2016 at 2:15 p.m. of that day, or as soon thereafter as counsel can be heard: WHY an order should not be made and entered providing the following relief: (i) Pursuant to CPLR Section 1021, dismissing the above entitled action, with prejudice, for failure to make a timely substitution in place and stead of the plaintiff, KEITH SIMMONS, and the defendant, CAROLYN HAILEY ("Hailey"), who each died several years ago; (ii) Pursuant to CPLR Section 6514(b), cancelling the Notice of Pendency filed on July 30, 2009 in connection with this action; and (iii) Such other and further relief as this Court may seem just and proper. SUFFICIENT REASON APPEARING THEREFOR, let service of a copy of this order and the papers upon which it is based, by service pursuant to CPLR Section 2103(b)(6), upon Robert Prignoli, Esq., 475 Bement Avenue, Staten Island, New York 10310, attorney for the defendants, SHAWN CORCAS and PROFIT & PROFIT MARKETING, INC., and upon Gassler & O'Rourke, P.C., 98 Cutter Mill Road, Suite 462S, Great Neck, New York 11021, attorneys for defendant, PATRICIA CORCAS, and by personal service upon Dawn Jeanty a/k/a Dawn Harper, Mimi Simmons and Keith Samuel Simmons, Jr., the known persons interested in the estate of KEITH SIMMONS, the deceased plaintiff, on or before March 9, 2016, be deemed good and sufficient service; and it is further ORDERED, that service of this Order be made by publication of said Order in two (2) newspapers hereby designated as most likely to give notice to the unknown persons interested in the estate of KEITH SIMMONS, the deceased plaintiff, viz: in Queens Chronicle and Weekly Gleaner, published in Queens County, once a week for four (4) successive weeks, and such service shall be deemed good and sufficient service thereof. ENTER: Honorable JANICE A. TAYLOR.



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File No.: 2014-241/A. CITATION. THE PEOPLE OF THE STATE OF NEW YORK BY THE GRACE OF GOD, FREE AND INDEPENDENT. To: Ewald Lehr, Estate of Emma Lehr, Karl Deffner, Estate of Walter Lehr, Andreas Lehr, Dieter Lehr, Doris Ebert, Margit Hauck, Kinnect Services, Attorney General of the State of New York; To: The unknown distributees, legatees, devisees, heirs at law and assignees of MARIE VOGES, 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 MARIE VOGES, deceased, who at the time of death was a resident of 125 Beach 19th Street, Far Rockaway, NY 11691, 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 MARIE VOGES, 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 14th day of April, 2016 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 \$41,855.57 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 the claim from Kinnect Services in the amount of \$50,580.00 should not be paid; 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 herein, or fail to establish proof of kinship. Dated, Attested and Sealed 19th day of February, 2016. HON. PETER J. KELLY, Surrogate, Queens County. Margaret M. Gribbon, Clerk of the Surrogate's Court. GERARD J. SWEENEY, ESQ. (718) 459-9000, 95-25 Queens Boulevard, 11th Floor, Rego Park, New York 11374. 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. Accounting Citation

PROBATE CITATION. File No. 2015/3001. SURROGATE'S COURT - QUEENS COUNTY CITATION THE PEOPLE OF THE STATE OF NEW YORK, by the Grace of God Free and Independent. To: Hon. Eric T. Schneiderman - Attorney General of the State of New York, Hon. Lois Rosenblatt - Public Administrator Queens County New York. The heirs at law, next of kin, and distributees of James M. Dunne 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. A petition having been duly filed by John Halloran, who is domiciled at 132 Meadow St., Garden City, New York 11530. YOU ARE HEREBY CITED TO SHOW CAUSE before the Surrogate's Court, Queens County at 88-11 Sutphin Boulevard, Jamaica, New York 11435, on April 28th, 2016, at 9:30 a.m. o'clock in the forenoon of that day, why a decree should not be made in the estate of James M. Dunne lately domiciled at 99-15 Rockaway Beach Boulevard, Rockaway Beach, New York 11694 admitting to probate a Will dated January 29, 2008, a copy of which is attached, as the Will of James Dunne deceased, relating to real and personal property, and directing that [x] Letters Testamentary issue to: John Halloran, [x] Letters of Trusteeship issue to: ___ [] Letters of Administration c.t.a. issue to ___ and that the Court render such further and just relief as may be just in the premises. Dated, Attested and Sealed February 29th, 2016. HON. Peter J. Kelly, Surrogate. Margaret M. Gribbon, Chief Clerk. Victor M. Re, Attorney for Petitioner, 257 Beach 116th St., Rockaway Park, New York 11694, Address of Attorney, Telephone Number 718-474-9999. [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.]