

# BORO APPLAUDS NYPD CHANGES

## Four citywide promotions have deep Bronx roots

BY ROBERT WIRSING

Four NYPD members with strong Bronx roots were among those promoted to top positions following the department's recently announced extensive overhaul.

On Monday, January 8, NYPD Commissioner James O'Neill announced more than a dozen executive staff level changes in conjunction with the department's continued operational shift toward neighborhood policing following last year's record low levels of crime and violence in NYC.

As of January 2018, the new policing model has been established in 56 of 77 precincts and all nine Housing commands.

The Bronx's inspector Fausto Pichardo, assistant chief Edward Delatorre, deputy chief Nilda Irizarry Hofmann and chief of patrol Terence Mo-

nahan are among department brass whose promotions take effect next week.

Current 43rd Precinct commanding officer inspector Pichardo is being promoted to assistant chief and will serve as executive officer of the Patrol Services Bureau.

Pichardo began his career in July 1997 as a police cadet and two years later became a police officer patrolling the Midtown North Precinct.

He was employed at various commands in Patrol Borough Manhattan North and the Office of the Deputy Commissioner of Public Information.

Pichardo served as executive officer of the 28th Precinct and commanding officer of the 33rd and 43rd precincts.

He replaces assistant chief Rodney Harrison, current executive officer of the Patrol Ser-

vices Bureau and leader of the bureau's Neighborhood Policing implementation, who will become Chief of Patrol.

On Wednesday, January 3, William Rivera, Community Board 9 district manager, wrote a letter of reference to Mayor de Blasio crediting Pichardo and the 43rd Precinct as CB 9's 'silent heroes' known for their passion and humility in serving the community.

"He's a perfect fit for that office and we're going to have someone who is very devoted to his job and the community overseeing this bureau," expressed Rivera.

"I am both saddened and proud that inspector Fausto Pichardo is leaving us, jumping two ranks to a two-star assistant chief and becoming executive officer of the NYPD's

*Continued on Page 63*

# 2 CI homes get landmark designations

BY SARAH VALENZUELA

City Island received two more individual landmarks at the end of 2017.

The Landmarks Preservation Commission had surveyed the area in the early 2000s in an effort to find preservation opportunities of buildings with historic or architectural significance.

One of the homes, called the Booth House, located at 30 Centre Street, stood out because of its unique style as well as the time period it reflected, according to Kate Lemos Mchale, the director of Research at LPC.

"The house we think was built by Samuel H. Booth and he and his family lived there," said Mchale.

Samuel H. Booth was a prominent contractor on City Island during the 19th century, who is estimated to have built the home between 1887 and 1893, according to LPC's report.

"It's a very intact and high quality representative of Stick style. So we look for representative styles that are really the highest quality of that style."

Stick is considered a transitional style between Gothic Revival and Queen Anne, which

was popular in 19th century suburban and rural areas, according to the LPC report.

"The commission recognized a range of different building types and architectural styles," added Mchale. "So recognizing the kind of varied collections and importance of all these types of architecture I really think is fantastic."

Though the building has had some renovations made to it by its newer owners, the building still has its original asymmetrical shape, accord

*Continued on Page 63*



## Diaz Visits Fire Site

A 7-alarm fire broke out at 1547 Commonwealth Avenue on Tuesday, January 2 around 5:30 a.m., injuring 23 people including 9 children and a firefighter. His first day on the job, Councilman Ruben Diaz, Sr. assessed the situation from the ground as firefighters worked above to extinguish the flames. See full story on page 6.

Photo courtesy of William Rivera

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# NIDC helps residents through Klein-funded program

BY SARAH VALENZUELA

The Neighborhood Initiatives Development Corp. has set up shop in Senator Jeff Klein's office and for good reason.

In 2017, Senator Klein allotted \$147,000 to the organization to help them continue their work in the Bronx.

With a portion of the funds, the NIDC has started Tenant Advocacy Office Hours in the senator's office every Wednesday to help residents in his district with their housing issues.

"We advocate for tenants and sometimes landlords and by that I mean we deal with whatever issues they have like repairs, rent, housing court," said NIDC director of Housing and Community Development, Hazel Miura.

"We're the only community organization within Community Board 11 that offers the services that we do."

Since the Tenant Advocacy Office Hours started in November, NIDC has helped many residents with housing issues, big and small, and has 15 currently active cases.

"We don't turn anybody



Catherine Kilby (l) with her grand daughter.

Photo courtesy of Catherine Kilby

away and if we can't help you we always try to find somebody that will," Miura added.

"We're always trying to put the word out there that this is what we do, we're a one-stop-shop."

Catherine Kilby, a Bronx native and longtime resident of Pelham Parkway, said when she visited the office for help with her housing problems she was directed to NIDC's tenant advocacy program.

"I'm the type of person that's very skeptical, I don't trust people," said Kilby, who lives alone and has had issues paying her rent because she is disabled and her income is far less than her rent, which is expected to increase shortly.

"I have an Adult Protective Services worker and I needed assistance paying rent, but nobody was doing nothing. NIDC helped me more than anybody."

Kilby's case is still pending, but when it is resolved, she will probably secure a SEPS (Special Exit and Prevention Supplement) grant and finish getting the necessary work done to remove the bedbugs in her apartment.

"Navigating housing issues can be a complicated matter, which is why I've partnered with NIDC to offer tenants in my district assistance with the many challenges they face on a daily basis," said Klein.

"I encourage any tenants in my district who are facing difficulties with their housing situation to contact my office for help."

In addition, the NIDC rep-

resentative at the Tenant Advocacy Hours has also helped Kilby with other aspects of her living situation, like helping her with problems she was having with food stamps, according to Kilby.

"The biggest thing is when we can resolve somebody's problem," Miura said.

"People come to us and sometimes their issues are very tiny, like they have a faucet that's leaking. We get the super to go in and fix that and that's great but to them it's the world."

As an organization, the NIDC helps about 600 people a year, based on those who go to their drop in hours at their headquarters, according to Miura.

This estimate, however, doesn't include the number of people they help through its outreach programs.

"The cases we get [at Tenant Advocacy Office Hours] are really tough cases to handle," Miura explained.

"These cases usually involve going to housing court, which can be time consuming, depending on the issue," she said.

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# 7-alarm Commonwealth Avenue fire unites community in relief efforts



FDNY crews worked in freezing temperatures for hours as they tried to control the blaze.

Photo by Aracelis Batista

## BY SARAH VALENZUELA

While the cause of a 7-alarm fire outside Parkchester that injured 23 people is still under investigation, the community has generously responded to their fellow Bronxites.

The all-engulfing blaze that started on the first floor of the four-story building on 1547 Commonwealth Avenue awoke residents to thick clouds of smoke and flame on Tuesday, January 2.

Though every resident of the property was accounted for and lives were spared, many were left homeless, escaping with the clothes on their backs.

“On the day of the fire, one of our chaplains called me and said her aunt lived in that building and she was on site and the residents needed help,” said Bishop Fernando Rodriguez, president of the Latin African American Chaplains Association.

“I told her to make an assessment of what we need to bring, and we came with 43 coats for

adults and children and two pairs of sneakers for two residents who had to escape without footwear.”

Members of the community have been pouring into relief efforts, with many local organizations and elected officials leading the charge.

“Normally you start a new year saying okay we’ve got some good goals, we’re going to do this,” Rodriguez, who also oversees the Fellowship of Christian Churches Light in the Darkness Church, added.

“To see these families that lost everything and come into a new year and have nothing, it’s sad and we just want to be there for them, however we can.”

Rodriguez and newly elected Councilman Ruben Diaz Sr. started a clothing drive after the fire and have since given away 50 pairs of pants and shirts and more than 60 pairs of socks and underwear.

“One of the family’s grandsons contacted me because

he wanted more information about his grandparents who were displaced because of the fire,” said Community Board 9 district manager William Rivera.

“He was on military active duty and couldn’t make it back here and wanted to know what was happening.”

The community board has helped organize clothing and food drives with local elected officials, like Assemblyman Luis Sepúlveda, but said most of the groundwork is being done by the American Red Cross.

“The system is pretty good because the Red Cross does a pretty good job. We act as the liaison between the community and the people who can help them,” Rivera said.

As a result of the Commonwealth Avenue fire, the Red Cross placed eight families with emergency housing at local hotels because they had nowhere else to go, according to Michael de Vulpillieres, the communi-

cations officer for the American Red Cross of Greater NY.

Since January 1, the Red Cross has helped nearly 100 people affected by about 20 incidents in the Bronx alone, according to de Vulpillieres.

“I am so thankful that no one was seriously hurt,” said Sepúlveda in a statement the day of the Commonwealth fire. “My heart goes out to the victims... now let’s do as much as we can to help survivors.”

The assemblyman’s office, which was still accepting donations for Puerto Rico’s hurricane relief efforts, is now packed to the ceiling with fire victims donations.

Relief efforts, however, have not stopped at clothing and food drives and supplying temporary housing to the victims of the Parkchester fire, which happened less than a week after the fatal fire on Prospect Avenue.

The FDNY said it has dramatically increased its out-

reach to communities with their Fire Safety Education and GETALARMED NYC initiatives, according to an FDNY Twitter post.

FDNY also enhanced their Juvenile Fire-setter Intervention Program as a direct response to the Prospect Avenue fire, which was started by a 3-year-old playing with the burners on a stove, according to the department.

Councilman Ruben Diaz Sr., in a letter, suggested every apartment building have automatic door closers installed and urged Mayor de Blasio to help make this a reality to prevent future fires from spreading through buildings so quickly.

CB 9 has also set up Fire Safety Seminars and Smoke Alarm Registration events in Soundview at 7 p.m. on Thursday, January 18 in the Kips Bay Boys & Girls Club and in Parkchester at 7 p.m. on Friday, January 19, in the Promise Land Covenant Church.

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Hello readers and welcome to another edition of Around Town!

### New Babies Of 2018

New York Health and Hospitals Jacobi Medical Center welcomed their first baby of 2018 at 1:21 a.m. on January 2.

Athalie Jan 'Chloe' Jabalde was born 21 inches long, 8 pounds and 8 ounces in weight to parents Pearl and John Lyle Jabalde.

### Obituary

**Brigid Agnes Lynch** passed away on Wednesday, January 3, 2018 in the Bonrx.

The Wake will be held at Schuyler Hill Funeral Home

on Monday, January 8 from 2 to 8 p.m. and the Funeral Mass will be held at St. Frances de Chantal on Tuesday, January 9 at 10 a.m.

*The Throggs Neck Benevolent Association, with deep regret, informs you of the passing of Brigid 'Agnes' Lynch, a lovely, sweet and well respected member of the St. Frances de Chantal Parish and Throggs Neck community.*

*Our deepest sympathies go out to the Lynch family at this time.*

*We were honored and enjoyed having Agnes Lynch as our much-deserving Grand Marshal in the 2015 Throggs Neck St. Patrick's Day Parade.*

*We feel privileged that we had the opportunity to get to experience Agnes' warm personality up close throughout the parade process and thereafter.*

*Agnes was a beautiful person, loved by so many and for*



Brigid Agnes Lynch

Photo by Aracelis Batista

*good reason.*

*May Agnes Rest in the*

*Peace that she so richly deserves, Godspeed.*

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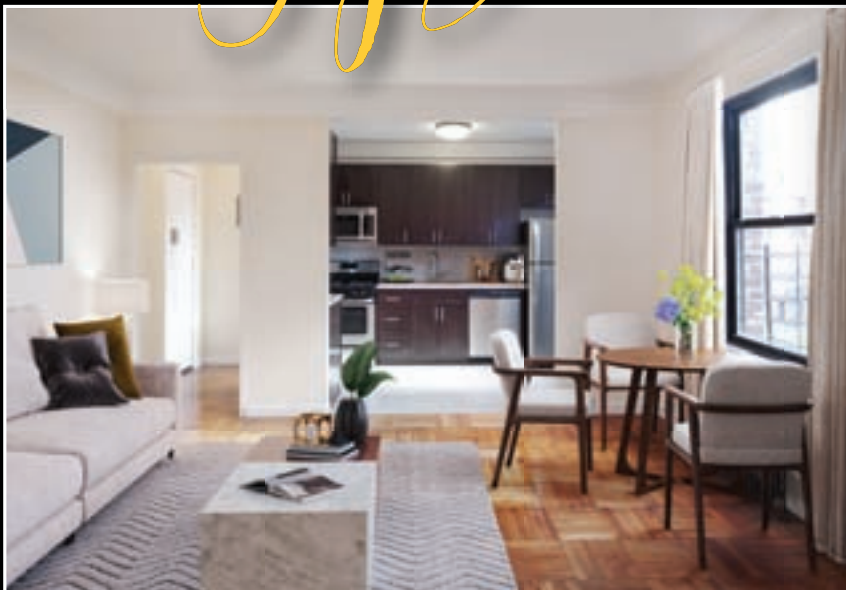
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# POLICE BLOTTER

## 44 Precinct

**Thursday, December 28 at 2:54 p.m.** -- Cops received a report of a burglary in an apartment located near Jerome Avenue and Anderson Avenue. Four male individuals, about 20-25 years of age, medium complexion, entered the apartment of a 63-year-old deceased male, through the first floor window. Once inside, the individuals removed a television and fled the scene. Two of the individuals were last seen wearing one navy fur trimmed coat and one black fur trimmed coat, black sneakers and black boots. The other two individuals were last seen wearing a green coat and a navy coat with gray and dark colored sweat pants, blue/gray sneakers and black boots.

**Wednesday, January 3 at 6:30 p.m.** -- Cops received a report of an assault in an apartment building located on Walton Avenue. Four unknown individuals, described as two Black and two Hispanic males, approached an apartment door inside the building and began knocking on it. A female occupant answered the door and was engaged in a brief discussion with the individuals then two of the males displayed firearms and began firing toward the door. A 34-year-old male occupant inside the apartment was shot in the right thigh and transported to Lincoln Hospital in stable condition. No other injuries were reported. The individuals were last seen wearing a gray jacket, a blue jacket, a bubble jacket, and a dark colored jacket.

## 45 Precinct

**Thursday, December 14 at 3:00 a.m.** -- Cops received a report of a burglary at Ipex Plumbing and Heating facility located at 2266 Tillotson Avenue. An individual, described as Black, 5'8" and 200 pounds, gained entry to the property by clipping a lock. Once inside, the individual removed power tools and a back pack containing office documents before flee-

ing through a fence opening. The individual was last seen wearing a light colored heavy jacket, black jeans, black boots, a black winter hat, and eyeglasses.

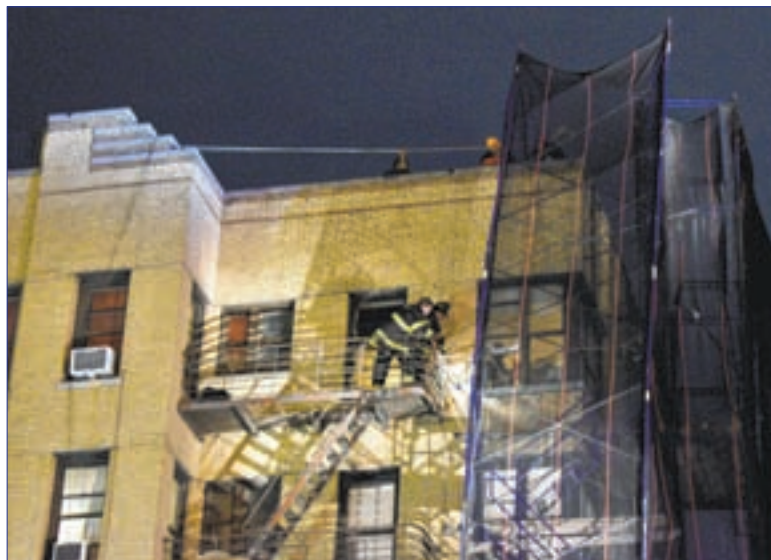
## 46 Precinct

**Friday, December 29 at 11:45 p.m.** -- Cops received a report of a robbery in the Ryer Parking garage located at 2346 Ryer Avenue. One individual approached a 55-year-old employee working in the garage, displayed a firearm and demanded money. A second individual entered the 55-year-old's office and looked for money. No injuries were reported but the individuals removed \$520 in cash and a cellphone and fled the location in a vehicle. One of the individuals was last seen wearing a brown leather jacket, blue jeans, gray sneakers and a blue mask. The second individual was last seen wearing a red bubble coat, black jeans and red sneakers.

## 52 Precinct

**Thursday, January 4 at 12:48 p.m.** -- Cops received a report of a robbery at the Smoke Zone smoke shop at 394 E. Bedford Park Boulevard. One male individual displayed a black firearm while a second male individual went behind the counter, removed about \$200 from the register and went through a 32-year-old male victim's pockets demanding his cell phone. The 32-year-old refused and the two individuals fled southbound on foot along Webster Avenue. No injuries were reported. One individual was described as Black, wearing a black coat, blue jeans, gray hooded sweatshirt, black gloves, and white and black Nike sneakers. The second individual was described as Hispanic, wearing a black and camouflage coat, black scarf, black gloves, and a Carhart hat.

## FIREFIGHTERS SECURE SCAFFOLDING



The first snowstorm of the new year brought with it high winds that threatened to knock down a scaffolding at 2912 Jerome Avenue on Thursday, January 4 at 9:30 p.m. NYPD and FDNY members were on the scene and blocked off traffic from Minerva Place to East 199th Street. Firefighters were successful in securing the scaffolding to the building. No injuries or damage were reported from this incident.

Photo by Miriam Quin

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# Bronx Opera opens 51st season with Mozart

BY SARAH VALENZUELA

Cries, cheers, and rounds of applause are all elements you would expect from your typical day at the opera.

And that is what happened on Thursday, January 11 during the Bronx Opera's abridged version of Mozart's *The Abduction from the Seraglio*.

This special performance was viewed by about 500 students from five different schools through the borough and the kids certainly were not disappointed.

But the showcasing of these abridged productions ahead of the company's official opening on Friday night, however, are less about the entertainment factor, but more about what opera does for its audience.

"You have to ask yourself, 'Who's going to be in the audience in 50 years,'" said Michael Spierman, one of the Bronx Opera's founders and the current general director.

"I have a multimillion dollar salary but it's not in the color green. It's in the color of seeing the expression on a child's face and having someone come back to the opera in



C. David Morrow as the character Osmin (I) with Bronx native, Daniel Foltz-Morrison as the character Pedrillo during a dress rehearsal for Mozart's *The Abduction from the Seraglio* on Monday, January 7.

Photo by Heather Bobeck

the future and saying, 'You believed in me when others didn't.'"

The *Abduction from the Seraglio* is an opera that takes place in Turkey in the 1700s when a man purchases three

Europeans as slaves from pirates and tries to take one of the slaves as his lover.

Though the production has many comedic elements, the show explores the relationship between men and women and

the different wealth classes in 18th century European society.

"Opera as an art form has been around since the 1600s but the stories that exist in opera are very similar and unchanging to the relationships that we deal with now," said Benjamin Spierman, the managing director of the Bronx Opera.

"I think it's important for kids to understand just how timeless the human condition is and I think opera is a great way of teaching that."

The Bronx Opera has been inviting school children to the opera since 1996 when Lehman College asked if the Bronx Opera would like to put on a theatrical performance for children, according to Michael Spierman. From this performance, the Opera-In-Schools program was born.

Bronx Opera cast and crew from the productions go to schools to help introduce the operas, invite the kids to watch a shortened version of the piece, give them free tickets to watch the full production, then go back to their

schools to answer follow-up questions any of the kids may have about the shows, according to Spierman.

"We never know what direction [the discussion] is going to take but we're prepared for anything," said C. David Morrow, one of the performers in *The Abduction from the Seraglio*, who also attended one of the school visits on Tuesday before the children's show.

"Within five minutes the kids were asking questions about the extreme gender relations in the time period compared to today," Morrow continued. "The kids are so bright, they don't miss a thing."

The Bronx Opera is unique from other opera companies because it performs all its shows in English, a translating process which takes anywhere from eight to 12 weeks to get to the final script and score performed in front of the public, according to Ben Spierman.

The Bronx Opera's full performance of Mozart's *The Abduction from the Seraglio* will be in production from January 12 to January 15.

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# LETTERS TO THE EDITOR

## Real estate tax surprise

Dear editor,

Do you pay your own quarterly real estate taxes? If so, you may be in for a very pleasant surprise.

Many homes in our area were re-assessed and have a lower property value. As a result, the taxes on these homes are lower, but the adjustment has not yet been made to your taxes.

Most of us only look at the front page of our bill and pay what's owed. Now is the time to look at the back page at the Overpayments/Credit section. If you see a credit for an overpayment listed, you must file a form to get it. Simply go to NYC Department of Finance

web site, click on property tax, put 'overpayment refund' in the search engine and follow the prompts.

Elaine Floria

## The world's super debtor

Dear editor,

Once again Washington has kicked the can down the road when it comes to paying for spending and deficits by passing yet another continuing resolution to keep the federal government open into January 2018.

First it was the Democrats who doubled our national debt from \$10 to \$20 trillion over eight years under President Obama. Now it is the Republicans who will add \$1.5 trillion more over the next ten years.

Will we ever learn from past mistakes and attempt to reduce both borrowing and long term debt instead of allowing them to grow yearly. The new \$21.5 trillion federal debt is only going to continue growing. This inheritance could bankrupt future generations.

Uncle Sam needs to do a better job with several trillion dollars in annual generated revenues already available, rather than pick the pockets of taxpayers for even more. It is time for a return to passing annual fiscal year budgets on time by October 1 rather than a series of continuing resolutions to keep Washington open. Return to pay-as-you-go budgeting; means testing for all government assistance programs; real balanced budgets without smoke and mirrors; stop hiding spending under so-called

independent authorities whose budgets are off line with little or no oversight along with actual surpluses and down payments to reduce long term debt for all levels of government. Everything needs to be on the table including the infamous 'third rails' of American politics — Medicare, Medicaid, Social Security and military spending.

How ironic that after winning the Cold War against the Evil Empire of Communism, it may be mismanagement of our economy that defeats us in the end. Unless we change our ways, America is on the road to losing our status as the World's number one super power. Just like mighty ancient Rome before the collapse, we are going down the path to become the world's super debtor.

Larry Penner

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## OPED: by Andrew R. Campanella Time to focus on school choice

Later this month, schools, homeschool groups, organizations, and individuals in New York and across America will work together to raise awareness about the importance of opportunity in K-12 education.

National School Choice Week begins on January 21 and celebrates all types of schools and education environments for children.

Nationwide, 32,240 different events and activities – such as open houses, school fairs, and information sessions – are being planned, with an estimated attendance of 6.7 million people. In fact, 1100 of those events and activities will be held in New York,

and 94 are in Bronx.

National School Choice Week has been celebrated every year since 2011. And even with increased awareness, many families still have questions about school choice and how it can benefit them and their communities.

The first thing to know is that school choice isn't partisan or political. It isn't about a specific set of policy goals either. Rather, it's about parents making personal decisions for their children.

School choice means empowering individual parents with the opportunity to search for, and find, the best education environments for their individual children – re-

gardless of where they live or how much money they make.

Finding the right school is important, because every child has unique talents, challenges, and needs. School choice isn't about finding fault with any of the schooling options available. Instead, it recognizes that while one student might thrive at a neighborhood school, another student might do better somewhere else.

Research shows that when parents actively choose schools and education environments for their children, students are more likely to succeed in school. They are also more likely to graduate from high school, get good jobs, and participate in their communities.

School choice isn't just theoretical. Right now, more parents in New York and across America are actively choosing the education environments for their children than at any other time in history.

National School Choice Week provides parents with an opportunity to evaluate the education options available for their children. If parents are interested in switching their child to a different school, or considering homeschooling, it helps to start looking into these options in the winter.

Families in New York can choose from traditional

public schools, public charter schools, public magnet schools, private schools, online academies, and homeschooling.

Searching for a new school, or considering an alternative education environment, doesn't have to be daunting. Parents can start by talking to their children and other parents, researching schools online, and visiting schools in person. A good place to start is the National School Choice Week website: [www.schoolchoiceweek.com](http://www.schoolchoiceweek.com), where we provide more information about specific school choice options in the Empire State as well as listings of the tens of thousands of local and regional events happening this year.

National School Choice Week is a time when the country comes together around the idea that every child can succeed when they find the right school fit. This January, parents have more options and opportunities than ever before to find that right fit. For individual communities and for our country, that is a good thing.

*(A nationally recognized advocate for children and families, Andrew R. Campanella serves as president of National School Choice Week, the world's largest-annual celebration of opportunity in education. He lives in Northwest Florida.)*

## LET US HEAR FROM YOU

Letters to the editor are welcome from all readers. They should be addressed care of this newspaper to Laura Guerriero, Publisher, the Bronx Times Reporter, 3604 E. Tremont Ave., Bronx, NY 10465, or e-mail to [bronxtimes@cnglocal.com](mailto:bronxtimes@cnglocal.com).

All letters, including those submitted via e-mail, MUST be signed and with a verifiable address and telephone number included.

Note that the address and telephone number will NOT be published and the name will be published or withheld upon request.

No unsigned letters can be accepted for publication. The editor reserves the right to edit all submissions.



'Bronxland' is a semi-autobiographical coming of age novel set against historical events and figures of the early 1960s. Photo courtesy of Paul Thaler

## Thaler pens first adventure novel

BY ROBERT WIRSING

A new novel takes readers on an nostalgic trip to a bygone Bronx.

Paul Thaler, formerly of West Tremont before moving to Riverdale 25 years ago, is the author of the critically acclaimed non-fiction books, 'The Spectacle: Media and the Making of the OJ Simpson Story' and 'The Watchful Eye: American Justice in the Age of the Television Trial.'

As a former journalist and media commentator for many national publications and network programs including CBS News, CNN, HBO Documentaries and MSNBC, Thaler has now found success with his first-ever novel, 'Bronxland.'

Set in the early 1960s, the semi-autobiographical novel follows 13-year-old Paul Wolfenthal's life growing up in the Bronx featuring historical events and figures of the era.

While dealing with sadistic bullies, falling in lust with his beautiful Marilyn Monroe-like teacher and losing the love of his young life to his competition, Wolfenthal finds solace in his heroes which include his dad, his elder brother Fred, his teacher Mr. P. and the legendary John F. Kennedy and Harry Houdini.

The adventurous teen tours the Bronx on his red Schwinn bike visiting such iconic locales as the Grand Concourse and Tremont, Yankee Stadium, Alexander's Department Store, the Loew's Paradise Theatre and JFK's early childhood home in Riverdale in his pursuit of finding the good in an often grim world.

The reader experiences Wolfenthal's daily life set to the backdrop of the Cold War, an abduction of a neighborhood child and JFK's assassination.

Thaler said his novel creatively explores the interplay of the imagination's aspirational and dark sides in a relatable journey.

"We all go through childhood and adolescence and many of us share these same feelings during those times in our lives," he explained.

Bronxland was released on October 14, 2017 to highly favorable reviews on Amazon and was voted the Best Histori-



Paul Thaler Photo courtesy of Paul Thaler

cal Coming of Age Book on GoodReads.com.

Surprisingly, Thaler's novel started as a memoir when he initially wrote it five years ago, but changed direction after a friend suggested converting it into a novel.

Thaler explained that doing so would give Bronxland better appeal and connect with readers.

It was during Bronxland's launch that he would see how impactful this alteration would prove.

"It was amazing to see how many memories it triggered in people who've read the novel and remembered visiting and seeing all of these locations featured in it," he expressed.

Thaler cites Herman Wouk, the author of the Pulitzer Prize winning novel 'The Caine Mutiny,' as one of his literary inspirations.

"It has been a labor of love writing Bronxland and the process itself has stirred up these dormant memories allowing me to relive those times," shared Thaler.

Thaler will host a Bronxland reading on Saturday, January 27 from 2 to 4 p.m. at Yonker's Barnes and Noble on 2614 Central Park Avenue.

Bronxland is available via Amazon, [www.barnesandnoble.com](http://www.barnesandnoble.com) and [www.blackopalbooks.com](http://www.blackopalbooks.com).

For additional information, visit [www.instagram.com/bronxlandthenovel](http://www.instagram.com/bronxlandthenovel).

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# Revitalized health center in Tremont attracts more patients

BY SARAH VALENZUELA

If you have visited the NYC Health + Hospitals/Gotham Health center in Tremont recently, you may have noticed a few big changes.

That is because this health center was one of five health centers citywide to receive much needed renovation and revitalization.

“Every New Yorker deserves equal access to health care, and now, if you wake up in Tremont feeling under the weather, you don’t need to travel to get health care,” said interim president and CEO of NYC Health + Hospitals, Stanley Brezenoff. “Quality care is right in East Tremont.”

Funded by the mayor’s Caring Neighborhoods Initiative, the official ribbon cutting ceremony on the project took place on Tuesday, December 12, six months after \$1.2 million in upgrades to the facility were started, according to a health system spokesperson, Bob de Luna.

“The upgrade in technology definitely is appreciated, but the cosmetic upgrades are more important for patients,” said Dr. John Maguire, who

has been serving patients at this facility since 2002.

“For a lot of people’s experiences, particularly for the people we serve, who are mostly uninsured or on Medicaid, some might not always think they’re getting the best of care [because of the physical appearance of some places,]” explained Dr. Maguire.

“Coming into an office that looks like a “real doctor’s office” and has modern stuff is reassuring for patients.”

Located on 1826 Arthur Avenue, the community health center’s renovations included new layouts for 13 upgraded exam rooms, new medical equipment and furniture, and “an uplifting décor to create a welcoming environment,” according to a press release sent out by the health system.

“As a provider, the upgrades were significant in that the city and Health + Hospitals were making a commitment to this practice and to this facility,” said Dr. Maguire. “It’s like well they’re not going to be pouring tons of money into the place if it’s not going to be an ongoing commitment.”

With the gradual imple-



NYC Health + Hospitals/Gotham Health, David Marin (l) joins Drs. Michelen and Maguire; Bill Foley, Senior VP, NYC Health + Hospitals; Dr. Jane Bedell, assistant commissioner, DOHMH along with assemblymen Michael Blake and Victor Pichardo.

Photo courtesy of NYC Health + Hospitals

mentation of newer technology to help with patient care, staff has received training to use the newer gizmos and gadgets.

“Updating medical facilities is definitely part of the care people receive,” Dr. Maguire added. “We need to have the latest in facilities and technology.”

“While medical care can happen without those things present, it does make it more challenging.”

Some of the new technol-

ogy and workstation upgrades coming is the implementation of tablets to create a different patient to provider connection, according to Dr. Maguire.

“It’s a universally frustrating situation when the patient says something and doctors have to turn their back to type on their computers,” Dr. Maguire explained. “It’s like what are they doing? Are they checking their email? Are they on Facebook?”

With the renovations, the

health system expects to provide care for 7,360 patients annually at this facility, according to de Luna.

The total funding for the initiative, about \$40 million, also included the creation of two brand new facilities in Brooklyn and Staten Island, according to the health system.

“While funding from the Caring Neighborhoods Initiative has been exhausted, our commitment to primary care is ongoing,” said de Luna.



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# FROM THE BRONX COURTHOUSE:

## A 'peachy' feel-good story

**HON. FIORDALIZA A. RODRIGUEZ  
JUDGE OF THE FAMILY COURT**

The Bronx Family Court is a special place in many ways. Some say it is very unique because of how diverse the population and work force is. Others say it is a great place to work. It is there where this feel-good story begins and I believe it will warm up your heart.

Court officer 'Peach' McClory has been working in the Bronx Family Court since October 1995. He is well known in the building by his nickname and it is the reason behind the name of the Toy for Tots Program.

This grassroots program was started by Peach after his affiliation with the group LatinosNYC. LatinosNYC is a non-profit organization of poets that helps the less fortunate in the New York City area. Peach started performing poetry in 2011 with the organization that meets the third Saturday of every month. After the performance, the poets ask for donations.

Peach has been collecting toys and monetary donations for the Toys for Tots Program for the last five years. Last year, Peach collected over \$600 that he used to buy toys for over 250

children. He gives the toys in celebration of Three Kings Day.

Up until last year, the toys went to the Harlem Citizens Daycare and a women's domestic violence shelter where 80% of the children have different stages of involvement with the NYC Children's Services (formerly known as Administration for Children's Services). The toys were unwrapped and were distributed during a celebration. He told the story of the three kings and the children came in with thank you cards and picked a toy. If a child could not make it to the celebration, Peach made sure there were extra toys left behind for the child to pick up at a later time.

This year, Peach has expanded the toy distribution to also include the Healthy Family South Bronx Organization, the Children's Center in the Bronx Family Court, the Latino Court Officer Association who will give toys to children in Puerto Rico and to the PATH shelter facility at East 151st Street. LatinosNYC will conduct the distribution to the Harlem Citizens Daycare and the domestic violence shelter.

Peach says that the Toy for Tot's Pro-

gram is not a hard job to do as the generosity from the Bronx Family court-house is great. If it wasn't for them, his job would be a lot harder. Peach loves to see the smile in the children's faces and plans to continue the toy collection as long as there is a child in need. He believes that it is our responsibility to help build each other up and to pass it on. Peach modestly says: "I am just a person facilitating the gift giving." He says: "my gift is being able to give and be blessed enough to be in a position with generous co-workers that help year after year." He adds: "Being able to work here is a gift in itself."

Years ago, Peach was involved in the juvenile system and turned his life around. He mentors/talks to kids regularly to teach them "he is proof positive that you can make a conscious decision to make a change because although you cannot afford a new beginning, you can start right now and write a brand new ending."

In May 2016, Peach was recognized by the courts for his community service and was given the Judith S. Kaye Service Award at the annual Law Day Celebration in Albany. He attributes



Court Officer 'Peach' McClory.

his public service influence to his wife, Jessica Brenes, a New York Family Court Referee.

Peach is a spoken word artist and has published a book called 'Rooftop Reflections...Lessons Learned from the Outside Looking In.' He is working on another book that will hit the bookstores in April 2018. Peach can be contacted in the Bronx Family Court or at [jampeach@aol.com](mailto:jampeach@aol.com).

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# BronxWorks partners with BronxNet for the 2018 Dip Against Homelessness

BronxNet and BronxWorks will partner for the fourth year in a row at the Bronx Polar Bears 2018 Dip Against Homelessness. The event will take place on Saturday, February 17 at Orchard Beach.

The event will kick off at 11 a.m. with an official welcome, safety instructions and warm-ups.

The big plunge into the cold waters of the Long Island Sound will take place at noon followed by hot soup for the participants. The team will include BronxWorks executive director Eileen Torres, BronxNet executive director Michael Max Knobbe, friends and staff of both organizations as well as a few other special guests!

"We are thrilled to partner for the 4th year in a row with BronxNet and the Bronx Polar Bears to raise awareness of homelessness in the Bronx," stated Torres. "Each



Representatives from BronxWorks, BronxNet, the NYC Parks Department, and the Polar Bear Club gather before the 2017 DIP Against Homelessness at Orchard Beach.

Photo courtesy of BronxWorks

year this event grows in size and we are grateful to all who come together to show support for our most vulnerable neighbors."

All are invited to attend but registration is requested to help raise money for ser-

vices provided by BronxWorks for the homeless population of the Bronx. Each year the BronxWorks Homeless Outreach Team (HOT) makes thousands of contacts with street homeless men and women. Engagement is the

first step in bringing about change. A trip to the BronxWorks Living Room/Safe Haven or a safe bed at a church that collaborates with BronxWorks is a critical interim step before BronxWorks helps street homeless persons ob-

tain permanent housing.

Visit [www.bronxworks.org/dip-against-homelessness](http://www.bronxworks.org/dip-against-homelessness) to register or feel free to contact BronxWorks at (646) 393-4002 or [agangi@bronxworks.org](mailto:agangi@bronxworks.org) if you have any specific questions. Donations of warm winter gear including hats, gloves, socks, and scarves are also appreciated and may be brought to the event, or to a BronxWorks location or to BronxNet Television at Lehman College.

With over 35 locations throughout the borough, BronxWorks has worked from the ground up in Bronx communities for over 40 years to help residents build healthy, stable futures for themselves and their neighborhoods. BronxWorks helps individuals and families improve their economic and social well-being.

For more information about BronxWorks, contact Gianna Dell'Olio at (646) 393-4007 or visit [www.bronxworks.org](http://www.bronxworks.org).



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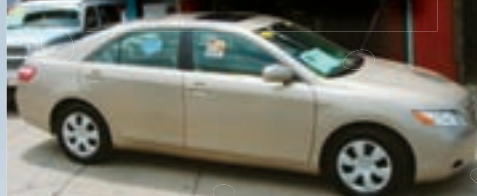


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## 2003 HONDA ACCORD EX

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ALLOY WHEELS, CD, CRUISE CONTROL  
104,458 MI. \$5,990



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## 2006 MERCURY MILAN V6

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PS/PW, TILT, ABS, CRUISE CONTROL  
35,379 MI. \$7,490



## 2008 DODGE CALIBER SXT

MOON ROOF, AUTOMATIC, FWD, AM/FM/SIRUS, PS,PW ABS,  
ALLOY WHEELS, MOONROOF,  
21,657 MI. \$7,990



## 2008 LEXUS RX 350

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PL/PW/PM, HEATED POWER SEATS, A/C, MOON ROOF, V6  
21,489 MI. \$17,990



## 2003 HYUNDAI ELANTRA GLS

AM/FM/CASSETTE, PS/PL/PM/PW, TILT, ABS, FWD  
63,830 MI. \$4,990



## 2002 HONDA CR-V EX

4WD CROSSOVER, ALLOY WHEELS, AM/FM/6 CD CHANGER,  
PL/PW/PM/PS, ABS, MOON ROOF, TILT, CRUISE CONTROL  
193,620 MI. \$3,990,



## 2011 HONDA FIT BASE

A/C, AM/FM/CD, CRUISE CONTROL, PL/PM/PS/PW,  
TILT, REMOTE KEYLESS ENTRY  
92,625 MI. \$7,990



## 1998 HONDA ACCORD EX

ABS, A/C, ALLOY WHEELS, AM/FM/CD, CRUISE CONTROL,  
PL/PW/PM, MOON ROOF, TILT  
145,640 MI. \$2,990

# St. Barnabas debunks myths about pregnancy

Planning on getting pregnant in 2018?

Dr. Mary Gratch has heard a lot of tales about pregnancy during her 30 years as an obstetrician and gynecologist at SBH Health System (St. Barnabas Hospital). Some are superstitions passed down from well-meaning grandmothers, and others come from articles found on the Internet. Knowing the truth behind the myths is very important for the health of you and your baby. For example:

- You can't get pregnant when you're breastfeeding. Not so. Breastfeeding has nothing to do with your pe-

riod cycle or when you can get pregnant.

- Using birth control will affect your ability to have a baby. There is no truth to the idea that using pills or other birth control will make you not able to get pregnant at a later time.

- If you're trying to get pregnant, some positions during sex can help. Another old wives tale that is not true.

- If you have heartburn while you are pregnant, you will have a baby with lots of hair. A study done at Johns Hopkins found this to be mostly true! However, if you do not experience heartburn,

your baby can still be born with a full head of hair.

- 'Morning sickness' means you will only feel sick in the morning. Feeling sick while you are pregnant can happen at any time of day. "Morning sickness" usually goes away after the first trimester, and can happen all through pregnancy for some women.

- If you get an epidural during delivery, you will forever have back pain. An epidural is given to relieve pain during labor and wears off during your delivery. There is no proof that it causes long-term back pain.

- Your baby will be a boy if you have sex a certain way or at a specific time. No, it doesn't work this way. A chromosome from the sperm is what determines your baby's gender.

- You need to stop drinking coffee when you are pregnant. Studies show that drinking one or two cups a day is fine, but five cups daily may not be such a good idea.

- Don't eat fish if you're pregnant. When you are pregnant, you can eat fish heavy in nutrients - like salmon. However, avoid fish high in mercury like shark, tilefish, swordfish, and mackerel.

And remember, light tuna is always better than white tuna.

- Crossing your legs or reaching above your head during pregnancy will make the umbilical cord wrap around the baby's neck. Did you know that about one out of every four babies is born with the cord around their necks? If this happens, it is natural and has nothing to do with how you sat or moved during your pregnancy.

- Exercise is a bad idea during pregnancy. Not true. In fact swimming, walking, yoga, and Pilates are all good.

## Transportation services available for seniors

Do you need help getting to and from your medical appointments?

Transportation Services are available to seniors Monday through Fri-

day, 8 a.m. to 4 p.m., in community boards 9, 10, 11 and 12.

- Door-to-door service for all medical appointments

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For further information, call Mildred Cardona, program director of the R.A.I.N. Transportation Program at (718) 882-8513.

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<b>Bacardi</b> <b>Light &amp; Gold</b> 1.75L  <b>\$17<sup>99</sup></b>	<b>Dewars</b> <b>White Label</b> <b>Scotch</b> 1.75L  <b>\$31<sup>99</sup></b>	<b>Patron</b> <b>Roca Silver</b> 750ml  <b>\$52<sup>80</sup></b>	<b>Grey Goose</b> <b>Vodka</b> 1L  <b>\$29<sup>99</sup></b>	<b>Remy</b> <b>Martin</b> <b>VSOP</b> <b>Cognac</b> 750ml  <b>\$39<sup>99</sup></b>	<b>Gran</b> <b>Centenario</b> <b>Anejo</b> 750ml  <b>\$29<sup>99</sup></b>	<b>Don Q</b> <b>Gran Anejo</b> <b>Rum</b> 750ml  <b>\$57<sup>13</sup></b>

\* Cash or debit only on featured items. No mix & match on sale items. We will match printed prices from other New York City liquor stores. Coupon must be present at checkout. Webprices not accepted. Not responsible for typographical errors. Prices Expire 01/21/2018.

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## FATAL SHOOTING IN WAKEFIELD



Police are investigating a shooting that left one person dead and two wounded in Wakefield. According to police, two men and a woman were shot inside 4424 Richardson Avenue on Saturday, January 6 at 9:15 p.m. The 21-year-old man was shot in the back and rushed to Montefiore Medical Center where he died. The 47-year-old man was shot in his back and his 47-year-old girlfriend was shot in the shoulder. Both were taken to Jacobi Medical Center for treatment. No arrests have been made and no motives have been determined in this ongoing case. Anyone with information is asked to call Crime Stoppers at (800) 577-TIPS. All calls are kept strictly confidential.

Photo by Edwin Soto

INFO @ EXHIBICE.NYC.GOV #1  
 COMMUNITYAFFAIRS@FDNY.NYC.GOV

### SOUNDVIEW

**Date:**  
Thursday January 18, 2018

**Location:**  
Kips Bay Boys & Girls Club  
1930 Randall Ave, Bronx NY

**Time:** 7PM.

### PARKCHESTER

**Date:**  
Friday January 19, 2018

**Location:**  
Promise Land Covenant Church  
80 Hugh J. Grant Circle, Bronx NY

**Time:** 7PM.

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Achinoam Nini (known as NOA), Israeli born of Yemenite origin, raised in the US, resides in Israel with her husband and 3 children. She is Israel's leading international singer/songwriter, having shared the stage with superstars such as Sting, Pat Methany, Quincy Jones, Stevie Wonder, Andrea Bocelli and many more, and is Israel's first Good Will Ambassador for FAO, the Food and Agriculture Organization of the UN.

Together with her longstanding collaborator Gil Dor, she has released over 15 albums which have sold millions the world over. Noa was the first Jew to perform in the Vatican 20 years ago and has done so many times since. She wrote lyrics to and recorded the hugely successful theme song for the Academy Award winning film "La Vita e Bella." Noa sings in six languages, has collaborated with Symphony Orchestras around the world, and performed in the world's most prestigious venues, including the White House.

### SUNDAY, FEBRUARY 11 • 3:00 PM

General Admission: \$36 • Reserved Seating \$50

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# CHURCH ALIVE DISTRIBUTES FOOD VOUCHERS FROM NEW YORK YANKEES

Church Alive Community Church members joined fellow parishes in distributing food vouchers from the New York Yankees Food Drive to local supermarkets to help customers pay for food during the holiday season.



Rev. Laurel Birkett (2nd from r), Church Alive Community Church pastor, gave out food vouchers to needy families.

Photo courtesy of Church Alive Community Church



A local resident thanked Rev. Birkett (r) for helping his family this holiday season.

Photo courtesy of Church Alive Community Church

# COUNCILMAN ANDY KING HONORS LEADERS AT NEW YEAR'S DAY BALL

Councilman Andy King and his wife Neva Shillingford-King honored community leaders, organizations and businesses on Monday, January 1 at the 12th District annual New Year's Day Ball at Eastwood Manor. 'Celebrating our Beloved Community' was the theme of this year's ball which honored local leaders Jamaal Bowman, C.A.S.A. Middle School 11X462 principal; Shirley Trippico, Brandi Realty owner; Michael Felter, Rivera Driving School owner; Diana Diaz, community volunteer and 199SEIU retired delegate; Denise 'Lady D' Gomez, community radio personality; Hugh Campbell, Esq. of Rodman and Campbell PC; Williamsbridge NAACP; Eastwood Manor; Ultimate Grill; RiverBay Corporation; 32 BJ; Mind-Builders; R.A.I.N. and the Renaissance Forum New York-USA.



Councilman King (front, 2nd from r) and his wife Neva (front, 3rd from l) commemorated their seventh wedding anniversary at the ball.

Photo courtesy of Councilman Andy King's Office



(l-r) Dr. Bob Lee, BronxNet's 'OPEN 2.0' host; singer Howard Hewett and Councilman King celebrated the New Year in style.

Photo courtesy of Councilman Andy King's Office

# FIAME HOSTS EPIPHANY LUNCHEON



The Forum of Italian American Educators held its Epiphany Luncheon on Sunday, January 7 at Fratelli's Restaurant. This year's celebration paid tribute to honorees Brandon Muccino, Elisa Toapha, Christine D'Angelo, Tina Allesandro, Frank Vitarelou, Anthony Stiffler, Michelle Pasquale, Jessica Miano, Cathy Cirillo and Neil Mattera.

FIAME Executive Board members and honorees commemorated this year's Epiphany. Photo by Laura Stone

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# Elder question of the week



SALVATORE M. DI COSTANZO

Dear Mr. Di Costanzo: I am being told to move my Mother's brokerage account to me to qualify her for Medicaid. Do I need to sell the underlying investments for this to happen?

Obtaining eligibility for Medicaid often requires transferring assets to a spouse or other family members. When transferring assets, one must always consider the tax consequences of doing so. Obviously, there are many types of assets

and each asset class may be treated differently from a tax perspective.

There is no simple answer to your question. Depending on the individual tax situations of both the grantor and grantee, it might make sense to sell the underlying assets, while in other instances, it might make sense to transfer the brokerage account without selling the underlying assets.

It is important to work with someone who under-

stands how to calculate the capital gain on the sale or transfer of a capital asset, such as a house or shares of stock. That same person must also be mindful as to when ordinary income could be triggered from the sale or transfer of an ordinary asset, such as an annuity. I am both an elder law attorney and accountant.

A very common mistake is to simply transfer your house to your children without using a trust. By doing so, you

eliminate certain tax benefits that your children would ordinarily be able to recognize upon the sale of your house after your death.

Please contact us to discuss your planning options. We can be reached at 914-925-1010 or by e-mail me at [smd@mfd-law.com](mailto:smd@mfd-law.com). Y

ou can also visit our website at [www.plantodayfortomorrow.com](http://www.plantodayfortomorrow.com).

Questions may also be submitted to [smd@mfd-law.com](mailto:smd@mfd-law.com) for a response.

## Affordable health screenings; Bronx House registration; Houlihan Parnes, Realtors, LLC sale on Creston Avenue

Residents living in and around the Bronx can learn about their risk for cardiovascular disease, osteoporosis, diabetes, and other chronic, serious conditions with affordable screenings by **Life Line Screening**. St Lukes Episcopal Church will host this community event on Tuesday, February 13. The site is located at 777 E. 222nd Street.

Screenings can check for:

- The level of plaque buildup in your arteries, related to risk for heart disease, stroke and overall vascular health.
- HDL and LDL Cholesterol levels
- Diabetes risk
- Bone density as a risk for possible osteoporosis
- Kidney and thyroid function, and more

Screenings are affordable, convenient and accessible for wheelchairs and those with

trouble walking. Free parking is also available.

Packages start at \$149, but consultants will work with you to create a package that is right for you based on your age and risk factors. Call 1-877-237-1287 or visit their website at [www.lifelinescreening.com](http://www.lifelinescreening.com). Pre-registration is required.

\*\*\*

**Bronx House School for Performing Arts** will be accepting new registrations beginning Tuesday, January 16 for the Dance Studio At Bronx House winter/spring semester. Semester Two begins Saturday, February 3, runs fifteen-week weeks and includes offerings in Creative Movement, Pre-Ballet, Ballet, Tap, Jazz, Hip Hop and Musical Theater. Classes are offered for children and youth of all ages and are offered Tuesdays through Saturdays. Most classes cul-

minate in a recital on Sunday, June 10 at the Bronx High School of Science.

Ongoing registration is also available for private music instruction in piano, guitar, voice, violin, drums, and other instruments.

The School for Performing Arts faculty is comprised of professionals who are active performers and dance educators. All classes are held in a state-of-the-art 7,000 square foot wing that includes soundproof and sound enhanced music rooms and dance studios. The school also offers scholarships to students who qualify for financial assistance as well as instruments available for loan, free of charge, which students may take home during the course of their private music instruction.

Bronx House is located at 990 Pelham Parkway South.

For fees, schedules and more information or to register call (718) 792-1800 ext. 235, or check the website at [www.bronx-house.org](http://www.bronx-house.org).

\*\*\*

Bryan Houlihan and James J. Houlihan of **Houlihan-Parnes Realtors, LLC**, announce the sale of the surface parking lot located at 2519-2525 Creston Avenue, facing St. James Park just north of Fordham Road. The property was purchased by Radson Development who plans to develop a 12 story Affordable Housing project. As part of the transaction, Radson Development will return to the seller a condominium interest in a commercial parking garage at the property. The lot on Creston Avenue had been purchased by the seller in the early 2000s as part of their acquisition of 2501 Grand Concourse, the

former Alexander's and Caldor Department stores. The building was successfully converted to a multi-tenanted retail and office building and the Creston lot has become an invaluable asset to the tenants of the building.

Houlihan Parnes, Realtors, LLC is a privately owned, vertically integrated commercial real estate investment and management firm, with a presence throughout the United States.

Owning more than seven million square feet of office, retail and industrial space, the firm also owns or manages approximately 10,000 multi-family units.

Founded in 1891 and operated by the fourth and fifth generations of the Houlihan family, the company is headquartered in White Plains, NY.

BY PAUL GOLLUSCIO

Hello all!

I hope everyone had a great New Year and it continues to be a happy, healthy one.

Once more, dues are due. It is approaching critical time. If not paid by this month, your name will be stricken from the rolls, not by 620, but, by the Department. We have no control over that. You will lose benefits such as travel, auto rental, hotel, motel discounts and worst of all, the Bronx Times Reporter will not be delivered to you

at no cost. You will have to go out and buy it to get this Pulitzer Prize worthy column. You will also lose your \$1000 accidental death benefit. So pay up.

Birthday greetings to Lou Pagnotta, past post commander of the Keane Post on Buhre Avenue and transferee to 620. Lou was 85 on the 6th. Birthday greetings to my great grandson, Isaiah. He will be 132 months old on the 9th. His mom will be 468 month old on the 10th. She's getting out her abacus to figure out how old she will be in years.

**civic center**

**Samuel Young  
Legion Post 620**

Once again, as a public service, we are hosting a Hunter Safety Refresher course for instructors on Tuesday, March 20 from 6 to 9 p.m.

This in from the Commander of 620, Owen Mangan. All this is happening at the Bronx Vet Center on

Morris Avenue, Suite 1A. Call (718) 367-3500 for further info. Free income tax prep, free yoga, free financial coaching, VFW unmet needs program. Get a hold of these people as they have tons of info and help for vets.

I want to tank Bill Franklin for his snow removal. It took him a while but he did it.

The next post meeting is the first Saturday in February. The 3rd. at 1 p.m.

**Trivia Time**

Martin Luther was excommunicated on January

3, 1521.

On the same date in 1920, Babe Ruth was sold to the Yankees.

Again on the same date in 1938, FDR founded the March Of Dimes.

Alaska became the 49th state on January 3, 1959.

Busy day the 3rd. Caesar crossed the Rubicon on January 10, 49 BC.

The Throgs Neck Bridge opened on January 11, 1961.

Enough, your brains are full. Keep the troops in your prayers, take a vet to lunch and God bless.



# The Wicked Wolf Restaurant & Bar

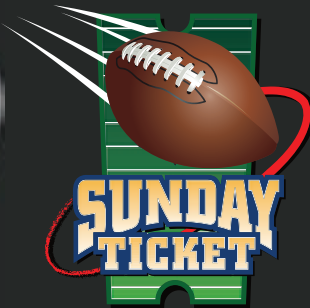
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\$5 MARGARITAS & SUNRISES

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**THIRSTY THURSDAYS -> 4-7pm**

\$3 WELL DRINKS

\$5 MARTINIS

\$5 COSMOS

\$4 IMPORTED PINTS (GUINNESS \$5)

\$4 IMPORTED BOTTLES

\$5 DOZEN WINGS (Hot, Mild, BBQ, or Teriyaki)

\$5 NACHOS

**FIREBALL FRIDAYS -> 4-8pm**

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# PARKCHESTER COMMUNITY CELEBRATES KWANZAA

Creating Unity in the Community presented Parkchester's annual Kwanzaa celebration on Friday, December 29 at St. Helena's Church. The entertaining event featured live musical and dance performances, guest speakers and poets, delicious food, raffles and African art vendors.

Kinara candles and symbols of Kwanzaa were featured at the annual holiday celebration.

Photo by Laura Stone



(l-r) Poet April Jones; Hawk Newsome, Black Lives Matter of Greater New York president; event organizer Debra Oguamah and mistress of ceremonies Nubia Grown welcomed everyone.

Photo by Laura Stone



Sean Sawney created handmade African art.

Photo by Laura Stone

## BP DIAZ SWORN IN FOR 3RD TERM

Ruben Diaz, Jr. was sworn in for his third full term as the 13th Bronx Borough President at a ceremony held on Tuesday, January 2 at the Bronx County Building's Veterans' Memorial Hall.



Borough President Diaz (l) was sworn in for his third term by Judge Taylor.

Photo courtesy of Borough President Ruben Diaz, Jr.'s Office

## HOPE CENTER RINGS IN NEW YEAR

Hope Center residents and staff welcomed 2018 with a New Year's celebration.



Hope Center residents dressed up for the special occasion.

Photo courtesy of Centers Health Care

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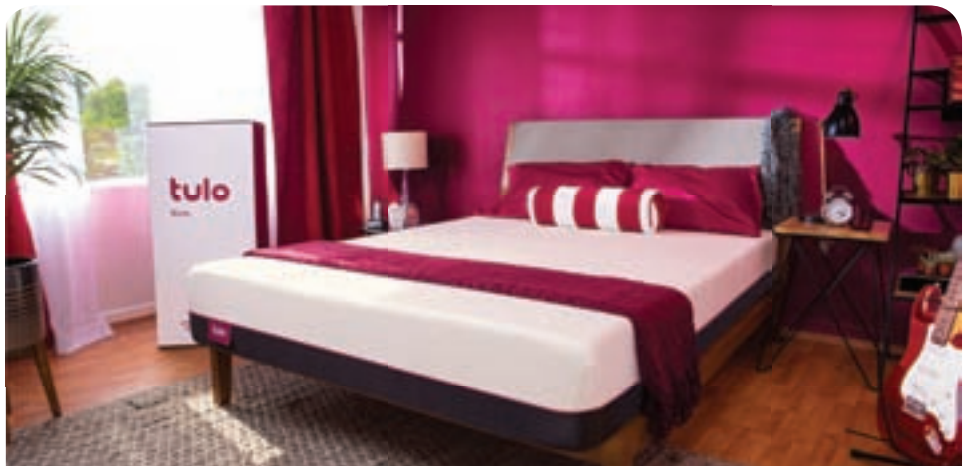
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# Bronx students and student loans

SHIVAJI SENGUPTA

As we ring in the new year, students, faculty and staff alike in the colleges in the Bronx are wondering what 2018 will bring. There are plenty of signs of an improving economy. But there are also some danger signs – money-wise – for students who have taken loans to study for their degrees. Already, by last year's end there have been serious issues regarding student loans.

Don't get me wrong. Student loans among undergraduates is the norm today. Seventy percent of college students have taken loans for an average of \$38,000. But, upon graduating, they have more than recuperated their money. So, taking out loans to graduate from college is not necessarily a bad thing. However, there have many, many students who have taken loans and not graduated.

The Chronicle of Higher

Education has been reporting on the on-going feud between the Department of Education in Washington D.C., which had been, under the Obama administration, inquiring into the millions of dollars of loans which the for-profit colleges had compelled students to take, students, who later dropped out without completing their degrees. Last June, the new administration under Betsy DeVos, Education Secretary, announced a pause in the proceedings. They want to, said the Department, thoroughly investigate the situation before they start considering the issue of unfair and fruitless loans.

Last Monday the whole thing came to a head. Advocates for students and college groups went to the CAPitol to the DOE's headquarters to voice their opposition or support for the department's delay. DeVos was both chided and praised because she has

postponed the gainful-employment and borrower defense-to-repayment rules.

Gainful Employment was Obama's term for challenging for-profit colleges whose students, saddled with loans, had dropped out before completing their degree and were, therefore, unable to find gainful employment. A coalition of 18 states is suing the education secretary and the department over its decision to roll back an Obama-era regulation aimed at reining in abuses by colleges that defraud students.

The lawsuit was announced by the office of Massachusetts' attorney general, Maura Healey, which is leading the coalition of 18 states and the District of Columbia in the dispute. The complaint, filed in federal court, argues that the Education Department "violated federal law" by rescinding the borrower defense-to-repayment rule. The rule would have

provided a simpler path to loan forgiveness for student-loan borrowers who believed they have been defrauded by their colleges.

There were others, however, who praised the department's actions, arguing that renegotiation would help make the process fairer for institutions under the microscope. Needless to say, they were mostly for-profit institutions.

But there are positive signs too. The Chronicle also reported that after months of delay the Department of Education is soon going to announce rulings on claims submitted by former students at a for-profit who are saying they should be relieved of repaying their federal student loans because the college defrauded them.

The department has actually approved 12,900 borrower-defense claims, i.e., student borrowers who complained of being defrauded. The

DOE is also looking into the possibilities of granting partial relief to borrowers who feel they have been 'hard sold' by for-profit colleges.

This past Wednesday, the DOE has published its guidelines for how it will grant such partial relief. T

he education secretary has criticized how some of the claims were previously handled, accusing those students of seeking for 'free money.'

All this concerns you, the college-going student in the Bronx. If you are stuck with huge loans from the government and haven't finished your degrees, if you feel you need to understand how to appeal to Washington, just walk into any of the undergraduate colleges in this borough and I am sure financial aid officers will explain. Just come in and talk to us. Just be sure you do not present a case that the DOE will dismiss out-of-hand.

BY FRANK V. VERNUCCIO, JR., J.D.

The divide between conservatives and centrists on side, and leftists and progressives on the other, can only be understood if the basic world-view of both are considered.

Those on the right typically emphasize the lessons of history and experience. Humanity's heavy slough from tyranny to freedom renders them suspicious of overbearing government. From monarchs to commissars, fuhrers and dictators, the most dramatic crimes against mankind have been committed by strong ruling powers using a variety of excuses for their actions. Conservatives proudly point to the revolutionary role of the U.S. Constitution as a turning point in our species' evolution. They note that it established for the first time the concept and the practical application of a government established not to rule over, but to represent the people. They point to the process within that document that allows orderly updates through the amendment process. They stress as well the role of Western Civilization and the Judeo-Christian ethic in promoting the dignity and sovereign rights of individuals.

Similarly, they favor capitalism, despite its flaws, because of its proven accomplishment in providing more prosperity for a greater number than any other economic system.

Since the U.S. is the birthplace of the Constitution and the most significant practitioner of capitalism, they tend to emphasize patriotism. They recognize the yawning gulf between it and so much of the rest of the world, and seek to preserve and protect its unique nature, which they call its 'exceptionalism.'

The progressive left has a different focus. They point out the existing inequities within both the U.S. and the West. They view America's success as less than salutary if it is not shared with the rest of the world. Essentially, they take less comfort in the general prosperity of the U.S. as long as any poverty exists within or beyond its shores. They concentrate on past misdeeds of western society, and, even though those actions have in most cases been corrected, believe those prior acts should inhibit criticism of other societies. In line with that perspective, they are hesitant to acknowledge the threats posed by opposing nations to U.S. interests.

Conservatives and cen-

## Community Action civic Association

trists believe that by providing an example of how governments should be run, and how economics should be structured, they are helping the rest of the world by providing a roadmap to freedom and prosperity. The Left believes that a more tangible sharing of the fruits of freedom and prosperity with those outside its realm is a moral imperative. The right worries that this will allow non-capitalist, non-free governments to persevere, and continue their mistaken and oppressive policies.

The two ideological camps even differ in their strategies of how to win power and popular support.

Centrists and conservatives rely on straightforward appeals to voters through normal political channels. The left, in contrast, has adopted a strategy using dominance of cultural, educational, and entertainment institutions to spread their message.

The key question is, despite the vast gulf between the camps, is there common

ground? Both seek a world that is prosperous and peaceful, free of racial, ethnic, and gender discrimination. The similarities, however, break down substantially after that.

The concept of individual rights and responsibilities, so cherished by the right, is not reflected in the left's emphasis of collectivism and group identity. The centrist-conservative concern for a strong national defense worries the left, which believes that much of the funds spent on the military should be allocated to domestic programs.

The U.S. political divide in the 21st Century has become more combative than in the immediately preceding decades. The liberals and centrists who formerly dominated the Democrat Party differed from the conservatives and centrists in the Republican Party mostly in their means to achieve ends both sides shared.

Those liberals have been replaced by the leftists-progressives who now dominate the Democrat leadership. Their views and goals differ far more sharply from their predecessors and those in the center and the right. Because of that, there is less room for compromise or common approaches. The days

when a Democrat Speaker of the House, Tip O'Neil, and a Republican President Ronald Reagan could joust in public but reach a compromise in private conversation, or when Republican Speaker Gingrich and Democrat President Clinton could agree on some legislation are, lamentably, at least for the moment, gone.

There are fringe movements that some pundits have tied to one side or another. White Power groups have little or no influence with centrists-conservatives. The Black Lives Matter group, which has some elements of extremists within its ranks, has a more noticeable place within leftist-progressive circles. A worrisome trend of antisemitism has become noticeable on the left.

Some may argue that the Tea Party represents an outlier movement, but that is inaccurate. That movement's emphasis on a strict construction of the Constitution and a more traditional view of the federal budget places them rather solidly in the mainstream.

The ability of both sides to avoid listening to opposing views has become a worrisome trend, as social media has become a driving force in news reporting.

# GJONAJ SWORN-IN AS COUNCILMAN



Mark Gjonaj was officially sworn-in as councilman for the 13th District on Wednesday, January 3 at City Hall. Gjonaj's district office will be temporarily located at 3040 E. Tremont Avenue and can be reached at (718) 931-1721.

The City Council welcomed newly elected City Council Speaker Corey Johnson. Gjonaj is on the right.

Photo courtesy of Councilman Mark Gjonaj's Office

# JUDGES GIVE BACK TO COMMUNITY

Two Bronx judges gave a legal presentation on Saturday, December 2 to the Pathfinder Club, a community service oriented youth organization of the Seventh Day Adventist Church. Over 100 parishioners attended the presentation and received answers to questions on criminal and family law.



(l-r) Ula Ferguson, Bronx Manhattan Pathfinder Federation chaplain and Golden Ambassador Pathfinder Club director; retired judge Eugene Oliver, Jr., Criminal Term deputy administrative judge; NYS Family Court judge Fiordaliza A. Rodriguez; Michael Cuffie, Bronx Manhattan Pathfinder Federation coordinator; Corey Chisholm, Bronx Manhattan Adventist Youth Society Federation president and young child attendee.

Photo courtesy of Bronx Family Court



Councilman Gjonaj received a pin from his mother Roza to commemorate the special occasion.

Photo courtesy of Councilman Mark Gjonaj's Office

# Simple steps for business success in the bronx

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occasionally use a quote from a historical or famous person to emphasize a concept or basic point.

Appropriate for the 2018 New Year, below is a quote from Michelangelo: "The greatest danger for most of us is not that we aim too high and miss it, but we aim too low and reach it".

This is the time of year that many folks make 'New Years' resolutions' with or without a plan to achieve the stated goal or resolution. A written plan would go a lot further than a verbal one as most would agree. There are simple steps to business success that most people overlook without careful consideration.

The most basic step to business success is membership in the Bronx Chamber of Commerce. Membership provides instant credibility and opens up incredible opportunities for business referrals and culti-

vating long term relationships. The next step involves only two or three hours per month by attending and participating in events sponsored by the Bronx Chamber. I have personal experience with many companies that have generated hundreds of thousands of dollars in new business through membership and networking.

For those whose resolutions include working out or staying fit, gym membership is on the top of the list. However most folks would agree that gym membership without actually working out on a regular basis is a formula for disappointment and frustration.

Similarly to be successful and make the most of your membership in the Bronx Chamber of Commerce, you should invest two or three hours per month to dedicate time to network and promote your business. Even one new contact can more than pay for the cost of membership dues.

My famous quote is "You never know where your next big deal is going to come from".

Founded 1894, the Bronx Chamber of Commerce is one of the most influential, professional and successful organizations and voice for over 30,000 businesses in Bronx County. Professionals and companies are drawn to the successful companies and active members affiliated with the Bronx Chamber of Commerce.

Membership includes businesses ranging from large corporations, cultural institutions, universities and colleges, hospitals and medical centers, non-profits, and mid-sized to small companies.

I am very excited to be a leader in the continuing renaissance in our great borough and the Bronx Chamber of Commerce. I look forward to your active membership and meeting you at some of our upcoming networking events.

For more information on the



NUNZIO DEL GRECO

Bronx Chamber of Commerce, call (718) 828-3900 or join online at: [www.BronxChamber.org](http://www.BronxChamber.org).

Aim higher in 2018. Happy, healthy and prosperous New Year.

Helping you grow your Bronx business is our goal.

## Helicopter parenting makes kids more anxious

It's not your imagination. Kids are getting more anxious, depressed, and hypersensitive.

A teacher in Education Week magazine wrote that, anxiety "has become the most significant obstacle to learning among my adolescent students." They're not only skipping homework assignments, they're skipping school — weeks and weeks of it.

"School refusal," as it's known, is becoming so widespread that a Pennsylvania school district just hired a social worker to work solely on this issue.

And the stats are, ironically enough, anxiety-producing too. Parents Magazine reports that 10 percent of kids are suffering from anxiety. By the time they're in high school, that number is 25 percent, according to the National Institute of Mental Health.

And when they get to college? The Higher Education Research Institute at UCLA has been asking incoming students if they agree: "[I] feel overwhelmed by all I had to do" since 1985. That first year, 18 percent said yes. By 2016, 41 percent did.

What gives?

In a giant article about

anxiety, the New York Times reported that among teachers, "one word — 'resiliency' — kept coming up. More and more students struggle to recover from minor setbacks and aren't 'equipped to problem-solve or advocate for themselves effectively.'"

If only there was an easy, fast, free way to make kids less anxious.

I think there is.

The key is that this new deficiency is not innate. Kids aren't suddenly being born less resilient. Something is making them that way, and that "something" is a lack of practice. You can't get good at throwing a ball without practice. And you can't get good at problem solving and bouncing back if you never get practice at those.

Which kids don't. Parents have been told that they must watch their kids 24-7 and smooth their path all the way. So it's no surprise that kids can't solve problems — we're always right there, solving them! And when kids lose a soccer game, we're there with a trophy. And when kids are old enough to walk to school, we walk them anyway, (or, worse drive them).

How can we get brave enough to give our kids



### RHYMES WITH CRAZY

Lenore Skenazy

back the independence their mental health depends on?

Have them do "The Let Grow Project."

The project, an initiative of the non-profit I run, works like this: On a certain date, the teachers tell their students that they're going to do the Let Grow Project. All they have to do is go home and ask their parents if they can do one thing that they feel they're ready to do that, for one reason or another, they haven't done yet: Walk the dog. Make dinner. Run an errand.

Because the project is endorsed by the school,

and because other families are doing it too, most of the parents say yes. Then they figure out, with their kid, what their particular project will be. And then, sometime over the course of the week, the kid goes and does it, alone or with a friend.

When the kid walks through the door with the half gallon of milk he got by himself from the deli, the parents are not just proud. They are ecstatic.

Their reaction is almost bizarrely out of proportion with the kids just did. Maybe they spent an hour outside with a friend, or took the bus to karate. Whatever minor thing, it is a major breakthrough.

In fact, it is so major that it might be the key to the resilience kids are lacking. That's because after parents see for themselves — even once — how competent and safe their kids can be, their fear gets replaced by joy. Then they are ready to let their kids do more and more independently. In turn, the kids become more and more capable and confident.

And less anxious.

Manhattan's East Side Middle School is about to do the project, as is Booker T. Washington Middle School.

The Patchogue-Medford School District on Long Island is already doing it in all seven of its elementary schools. The results, says superintendent Michael Hynes, are extraordinary.

"Parents are actually saying, 'Wow! I can't believe that I've safety-wrapped my kids so much that they didn't have the opportunity to do these things,'" Hynes said. The parents are so proud, they're bragging on Facebook — and parents in other school districts are seeing it.

They're demanding their kids' schools start doing the Project, too. So it's happening!

The Let Grow Project is going viral because deep down many of us realize we've done something wrong. By trying to help our children all the time, we've taken away the normal childhood experience of learning to be part of the world. As a result, the world seems overwhelming — which is pretty much the definition of anxiety.

Letting kids go is the key to letting kids grow.

Skenazy is president of Let Grow and founder of Free-Range Kids. E-mail her at [Lenore@LetGrow.org](mailto:Lenore@LetGrow.org).

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WEDNESDAY - MMA Conditioning - 6:30pm  
Stick Fighting - 7:30pm

THURSDAY - Muay Thai Boxing - 6:30pm  
Women's Cardio - 7:30pm & 8:30pm

FRIDAY - Submission Grappling - 6:30pm  
Muay Thai Boxing - 7:30pm

SATURDAY - Self Defense (CCQ) - 6:00am  
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**LEGAL NOTICE**

5775 MOSHOLU AVENUE 3E REALTY LLC Art. Of Org. Filed Sec. of State of NY 12/8/2017. Off. Loc.: Bronx Co. SSNY designated as agent upon whom process against it may be served. SSNY to mail copy of process to The LLC, 5775 Mosholu Avenue, Apt. 4D, Bronx, NY 10471. Purpose: Any lawful act or activity.

**LEGAL NOTICE**

BABA WIL OBATALA LLC Art. Of Org. Filed Sec. of State of NY 10/10/2017. Off. Loc.: Bronx Co. SSNY designated as agent upon whom process against it may be served. SSNY to mail copy of process to The LLC, c/o Wilhemn Jeudy, 6485 Broadway, Apt 7C, Bronx, NY 10471. Purpose: Any lawful act or activity.

**LEGAL NOTICE**

CARTER CARES LLC Art. Of Org. Filed Sec. of State of NY 12/8/2017. Off. Loc.: Bronx Co. SSNY designated as agent upon whom process against it may be served. SSNY to mail copy of process to The LLC, 1360 Clinton Avenue, Unit 3B, Bronx, NY 10546. Purpose: Any lawful act or activity.

**LEGAL NOTICE**

Notice of Formation of CCOleman Writing, LLC. Articles of Organization filed with Secretary of State on 11/30/2017. NY Office location: BRONX County. Secretary of State is designated as agent upon whom process against the LLC may be served. Secretary of State shall mail a copy of any process against the LLC served upon to Cattina C. Coleman, 3521 Dekalb Avenue A56 Bronx, NY 10467. Purpose: Any lawful activity.

**LEGAL NOTICE**

**NOTICE OF SALE**  
SUPREME COURT: BRONX COUNTY  
WELLS FARGO BANK, N.A.; Plaintiff(s)  
vs. KRISTAL NEIL AKA KRISTAL DESOUZA; et al; Defendant(s)  
Attorney (s) for Plaintiff (s): ROSICKI, ROSICKI & ASSOCIATES, P.C., 2 Summit Court, Suite 301, Fishkill, New York, 12524, 845.897.1600  
Pursuant to judgment of foreclosure and sale granted herein on or about May 11, 2017, I will sell at Public Auction to the highest bidder at the Bronx County Courthouse, Room 600, 851 Grand Concourse, Room 600, Bronx, NY 10451.

On January 29, 2018 at 2:00 pm.  
Premises known as 346 BRINSMADE AVE, BRONX, NY 10465  
Block: 5580 Lot: 138

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York.

As more particularly described in the judgment of foreclosure and sale.

Sold subject to all of the terms and conditions contained in said judgment and terms of sale.

Approximate amount of judgment \$594,669.00 plus interest and costs.

INDEX NO. 35972/2014E  
Guy T. Parisi, Esq., Referee

**LEGAL NOTICE**

Notice of Formation of Gold Hand Car Wash LLC. Articles of Organization filed with Secretary of State of New York on October 27, 2017. Office location: Bronx County. Secretary of State is designated as agent upon whom process against the LLC may be served. Secretary of State shall mail a copy of any process against the LLC served upon to the LLC to c/o 1550 Bronxdale Avenue, Bronx, NY 10462. Purpose: Any lawful activity.

**LEGAL NOTICE**

Notice of Formation of J&T International Consulting, LLC. Articles of Organization filed with Secretary of State on August 16, 2017. NY Office location: BRONX County. Secretary of State is designated as agent upon whom process against the LLC may be served. Secretary of State shall mail a copy of any process against the LLC served upon to J&T International Consulting, LLC., 1647 Fowler Avenue, Bronx, NY 10462.

**LEGAL NOTICE**

**NOTICE OF FORMATION** of limited liability company (LLC). Name: STCI HOLDINGS LLC. Articles of Organization filed with Secretary of State of New York (SSNY) on 10/03/2017. Office location: Bronx County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to: JUDITH HALL 4360 BAYCHESTER AVE APT 3H BRONX, NY 10466. Purpose: any lawful purpose.

**LEGAL NOTICE**

Notice of Formation of Linking Together Solutions LLC. Articles of Organization filed with Secretary of State on 08/08/17. NY Office location: Bronx County. Secretary of State is designated as agent upon whom process against the LLC may be served. Secretary of State shall mail a copy of any process against the LLC to Linking Together Solutions and 1532 Bantam Pl. Bronx NY 10469. Purpose: Any lawful activity.

**LEGAL NOTICE**

**NOTICE OF SALE**  
SUPREME COURT: BRONX COUNTY. BANK OF AMERICA, N.A., Pltf. vs. FRANZ WARREN, et al, Defts. Index #10-380558. Pursuant to judgment of foreclosure and sale dated Oct. 12, 2017, I will sell at public auction at the Bronx County Courthouse, 851 Grand Concourse, Room 600, Bronx, NY on Jan. 29, 2018 at 2:00 p.m. prem. k/a 2584 Briggs Ave., Bronx, NY 10458 a/k/a Block 3293, Lot 33. Approx. amt. of judgment is \$649,756.03 plus costs and interest. Sold subject to terms and conditions of filed judgment and terms of sale. MARK BERNSTEIN, Referee. FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP, Attys. for Pltf., 53 Gibson St., Bay Shore, NY 11706. File No. 35714. #93502

**LEGAL NOTICE**

Notice of Formation of Marci Parking Lot LLC. Articles of Organization filed with Secretary of State of New York on December 7, 2017. Office location: Bronx County. Secretary of State is designated as agent upon whom process against the LLC may be served. Secretary of State shall mail a copy of any process against the LLC served upon to the LLC to c/o 311 East 148th Street, Bronx, NY 10451. Purpose: Any lawful activity.

**LEGAL NOTICE**

Notice of Formation of Maticmax Contracting LLC. Articles of Organization filed with Secretary of State on 10/18/2017. NY Office location: BRONX County. Secretary of State is designated as agent upon whom process against the LLC may be served. Secretary of State shall mail a copy of any process against the LLC served to Northwest Registered Agent LLC, 90 State Street, Suite 700, Office 40, Albany, N.Y. 12207. Purpose: asset management.

**LEGAL NOTICE**

Notice of Formation of Pink Symphony Events, LLC. Articles of Organization filed with Secretary of State on September 21, 2017. NY Office location: BRONX County. Secretary of State is designated as agent upon whom process against the LLC may be served. Secretary of State shall mail a copy of any process against the LLC served upon to United States Corporation Agents, Inc, 7014 13th Ave, Ste 202, Brooklyn, NY 11228. Purpose: Any lawful activity.

**LEGAL NOTICE**

**NOTICE OF SALE**  
SUPREME COURT: BRONX COUNTY. THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT MORTGAGE LOAN TRUST 2007-1, Pltf. vs. LAWANDA MOORE, et al, Defts. Index #380328-13. Pursuant to judgment to judgment of foreclosure and sale dated January 19, 2017, I will sell at public auction at the Bronx County Courthouse, Room 600, 851 Grand Concourse, Bronx, NY on January 22, 2018 at 2:00 p.m. prem. k/a 3684 Palmer Ave., Bronx, NY Said property beginning at a point on the corner formed by the intersection of the southerly side of Crawford Avenue and the easterly side of Palmer Avenue, running thence along the southerly side of Crawford Avenue, 100.44 feet, thence southerly along a line having an interior angle of 89 degrees 49 minutes 36.6 seconds with the southerly side of Crawford Avenue, 35.10 feet, thence westerly at right angles with the easterly side of Palmer Avenue and part of the distance through a party wall, 100.44 feet to the easterly side of Palmer Avenue; thence northerly along the easterly side of Palmer Avenue 34.80 feet to the corner of aforesaid, the point or places beginning. Approx. amt. of judgment is \$675,598.81 plus costs and interest. Sold subject to terms and conditions of filed judgment and terms of sale LEONARD C. ALOI, Referee. COHN & ROTH, Attys. For Pltf., 100 East Old Country Rd., Mineola, NY. #93774

**LEGAL NOTICE**

**NOTICE OF SALE**  
SUPREME COURT: BRONX COUNTY. DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE REGISTERED HOLDERS OF IMPAC SECURED ASSETS CORP. MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2, Pltf. vs. BYRON WILLOCK, et al, Defts. Index #380224/2014. Pursuant to judgment of foreclosure and sale dated April 22, 2016, I will sell at public auction Room 600 of the Bronx County Courthouse, 851 Grand Concourse, Bronx, NY on Monday, Jan. 22, 2018 at 2:00 p.m., prem. k/a 1639 Nelson Avenue, Bronx, NY a/k/a Block 2876, Lot 225. Said property located at a point on the westerly side of Nelson Avenue, distant 375 ft. southerly from the corner formed by the intersection of the westerly side of Nelson Avenue with the southerly side of Brandt Place; Running thence westerly parallel with Brandt Place and part of the distance through a party wall 100 feet; Thence southerly on a line forming an interior angle of 93 degrees 49 minutes 18 seconds with the preceding course 26.06 feet; Thence easterly parallel with Brandt Place, 111.67 ft. to the westerly side of Nelson Avenue; Thence northerly along the westerly side of Brandt Place, 25 ft. to the point or place of beginning. Approx. amt. of judgment is \$531,145.43 plus costs and interest. Sold subject to terms and conditions of filed judgment and terms of sale. VINCENT A. CAVALLLO, Referee. JASPAN SCHLESINGER, LLP, Attys. for Pltf., 300 Garden City Plaza, 5th Floor, Garden City, NY. #93525

**LEGAL NOTICE**

**NOTICE OF SALE**  
SUPREME COURT: BRONX COUNTY  
HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS, INC., MORTGAGE PASS-THROUGH CERTIFICATES, MANA SERIES 2007-AF1; Plaintiff(s) vs. THERESA A. CLARNER; et al; Defendant(s)  
Attorney (s) for Plaintiff (s): ROSICKI, ROSICKI & ASSOCIATES, P.C., 2 Summit Court, Suite 301, Fishkill, New York, 12524, 845.897.1600  
Pursuant to judgment of foreclosure and sale granted herein on or about June 1, 2016, I will sell at Public Auction to the highest bidder at Bronx County Courthouse, Room 600, 851 Grand Concourse, Bronx, NY 10451.  
On February 5, 2018 at 2:00 pm.  
Premises known as 198 LONGSTREET AVENUE, A/K/A 842 SHORE DRIVE, BRONX, NY 10465-4047  
Block: 5519 Lot: 151  
ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York.  
As more particularly described in the judgment of foreclosure and sale.  
Sold subject to all of the terms and conditions contained in said judgment and terms of sale.  
Approximate amount of judgment \$604,259.58 plus interest and costs.  
INDEX NO. 35290/2014E  
Lawrence T. Schiro, Esq., Referee

**LEGAL NOTICE**

**NOTICE OF SALE**  
SUPREME COURT: BRONX COUNTY  
FEDERAL NATIONAL MORTGAGE ASSOCIATION; Plaintiff(s)  
vs. SEEMA MAHARAJ; et al; Defendant(s)  
Attorney (s) for Plaintiff (s): ROSICKI, ROSICKI & ASSOCIATES, P.C., 2 Summit Court, Suite 301, Fishkill, New York, 12524, 845.897.1600  
Pursuant to judgment of foreclosure and sale granted herein on or about April 28, 2017, I will sell at Public Auction to the highest bidder at the Bronx County Courthouse, Room 600, 851 Grand Concourse, Bronx, NY 10451.

On January 29, 2018 at 2:00 pm.  
Premises known as 114 WEST 190TH ST., BRONX, NY 10468  
Block: 3219 Lot: 190

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of the Bronx, City and State of New York, known and designated as part of lot 38 on a map entitled, "Map of 112 lots belonging to Estate of Moses Devoe, deceased at Fordham Heights, Borough of Bronx, dated April 4, 1903 made by Fred W. Rubien, CE and filed 12/4/03 as Map 3 1060, Office of the Register of New York City.

As more particularly described in the judgment of foreclosure and sale.

Sold subject to all of the terms and conditions contained in said judgment and terms of sale.

Approximate amount of judgment \$840,916.39 plus interest and costs.

INDEX NO. 381702/08  
Hyong Son Hong, Esq., Referee

**LEGAL NOTICE**

**NOTICE OF SALE**  
SUPREME COURT COUNTY OF BRONX  
US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CSAB MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-2, Plaintiff  
AGAINST  
ROBERTO ZAPATA, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly dated October 13, 2017 I, the undersigned Referee will sell at public auction at the Bronx County Courthouse, Room 600, 851 Grand Concourse, City of Bronx, NY, on February 05, 2018 at 2:00PM, premises known as 683 RHINELANDER AVENUE, BRONX, NY 10462. 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 Bronx, City and State of New York, Block 4254, Lot 5. Approximate amount of judgment \$441,421.99 plus interest and costs. Premises will be sold subject to provisions of filed Judgment for Index #35813/2014E.

Albert W. Cornachio, Esq., Referee  
Gross Polowy, LLC  
Attorney for Plaintiff  
1775 Wehrle Drive, Suite 100  
Williamsville, NY 14221

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**LEGAL NOTICE****NOTICE OF SALE**

**SUPREME COURT: BRONX COUNTY, PENNYMAC HOLDINGS, LLC FKA PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC, Pltf. vs. ANA DISLA, et al, Defts.** Index #35788/2014E. Pursuant to judgment of foreclosure and sale dated Aug. 23, 2016, I will sell at public auction at the Bronx County Supreme Court, Room 600, 851 Grand Concourse, Bronx, NY on Monday, January 29, 2018 at 2:00 p.m. prem. k/a 3215 Mickle Ave., Bronx, NY 10469 a/k/a Block 4747, Lot 28. Approx. amt. of judgment is \$622,956.96 plus costs and interest. Sold subject to terms and conditions of filed judgment and terms of sale. OLA AZEEZ, Referee. FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP, Attys. for Pltf., 53 Gibson St., Bay Shore, NY 11706. File No. 42412. #93763

**LEGAL NOTICE****NOTICE OF SALE**

**SUPREME COURT: BRONX COUNTY, AM SOLUTIONS, LLC, Pltf. vs. EDWARD PICHARDO, et al, Defts.** Index #380821/2012. Pursuant to judgment of foreclosure and sale dated Nov. 3, 2017, I will sell at public auction at the Bronx County Courthouse, Rm. 600, 851 Grand Concourse, Bronx, NY on January 22, 2018 at 2:00 p.m. prem. k/a 1823 Holland Avenue, Bronx, NY a/k/a Block 4051, Lot 61. Said property beginning at a point on the westerly side of Holland Avenue, as legally opened, (formerly Lincoln Street) distant 220.03 ft. northerly from the corner formed by the intersection of the said westerly side of Holland Avenue and the northerly side of Morris Park Avenue as legally opened November 20, 1906, being a plot 100.01 ft. x 25 ft. Approx. amt. of judgment is \$104,176.64 plus costs and interest. This is a second mortgage. Sold subject to terms and conditions of filed judgment and terms of sale. DANIEL PADERNACHT, Referee. THE MARGOLIN & WEINREB LAW GROUP, LLP, Attys. For Pltf., 165 Eileen Way, Ste. 101, Syosset, NY. #93624

**LEGAL NOTICE****NOTICE OF SALE**

**SUPREME COURT: BRONX COUNTY, U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST; Plaintiff(s) vs. LUIS BARO; et al; Defendant(s)** Attorney (s) for Plaintiff (s): ROSICKI, ROSICKI & ASSOCIATES, P.C., 2 Summit Court, Suite 301, Fishkill, New York, 12524, 845.897.1600 Pursuant to judgment of foreclosure and sale granted herein on or about May 19, 2017, I will sell at Public Auction to the highest bidder at The Bronx County Courthouse, Room 600, 851 Grand Concourse, Bronx, NY 10451. On February 5, 2018 at 2:00 pm. Premises known as 1412 COLLEGE AVENUE, BRONX, NY 10456 Block: 02784 Lot: 0003 ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, which on a certain "Map of 221 Lots, Claremont Heights, 23rd and 24th

Wards, New York City, dated June 3, 1897" made by E.H. Holden, Civil Engineer and City Surveyor, which said map is annexed to a certain deed made by Ephraim B. Levy (unmarried) to Daniel B. Levy dated July 20, 1897, and recorded in the Office of the Register of the City and County of New York on July 26, 1897, in Section 11, Liber 28 page 420 of conveyances and copy of which map is also filed in said Register on July 26, 1897, and is known as Lot No. 136.

As more particularly described in the judgment of foreclosure and sale.

Sold subject to all of the terms and conditions contained in said judgment and terms of sale.

Approximate amount of judgment \$720,984.25 plus interest and costs.

INDEX NO. 35421/2014E

Daniel D. Cassidy, Esq., Referee

**LEGAL NOTICE****NOTICE OF SALE**

**SUPREME COURT: BRONX COUNTY, U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., SUCCESSOR IN INTEREST TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE BEAR STEARNS ASSET BACKED SECURITIES TRUST 2005-4, ASSET-BACKED CERTIFICATES, SERIES 2005-4, Pltf. vs. DOREEN THOMPSON, et al, Defts.** Index #35447/2014E. Pursuant to judgment of foreclosure and sale dated Nov. 1, 2017, I will sell at public auction at the Bronx County Courthouse, 851 Grand Concourse, Room 600, Bronx, NY on Jan. 22, 2018 at 2:00 p.m. prem. k/a 3642 Bronxwood Ave., Bronx, NY 10469 a/k/a Block 4685, Lot 36. Approx. amt. of judgment is \$564,236.59 plus costs and interest. Sold subject to terms and conditions of filed judgment and terms of sale. LISA D'ALESSIO, Referee. FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP, Attys. for Pltf., 53 Gibson St., Bay Shore, NY 11706. File No. 66070. #93584

**LEGAL NOTICE****NOTICE OF SALE SUPREME COURT BRONX COUNTY**

JPMorgan Chase Bank, National Association, Plaintiff against

Juan Velez, et al Defendants

Attorney for Plaintiff(s) Fein Such & Crane, LLP 1400 Old Country Road, Suite C103, Westbury, NY 11590 Attorney (s) for Plaintiff (s).

Pursuant to a Judgment of Foreclosure and Sale Entered August 8, 2017 I will sell at Public Auction to the highest bidder at The Bronx County Courthouse, Room 600 at 851 Grand Concourse, Bronx, New York on any Monday except holidays on January 22, 2018 at 2:00 PM. Premises known as 1507 Commonwealth Avenue, Bronx, NY 10460.

Block 3917 Lot 49. ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of the Bronx, City and State of New York. Approximate Amount of Judgment is \$456,372.02 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index No 35075/13E.

Orlando Cavallo, Jr. Esq., Referee XCHJN195

**LEGAL NOTICE****NOTICE OF SALE SUPREME COURT BRONX COUNTY**

JPMorgan Chase Bank, National Association, Plaintiff against

Mohammad M. Nesha A/K/A Mohammad Nesha, et al Defendants

Attorney for Plaintiff(s) Fein Such & Crane, LLP 1400 Old Country Road, Suite C103, Westbury, NY 11590 Attorney (s) for Plaintiff (s).

Pursuant to a Judgment of Foreclosure and Sale Entered September 14, 2017 I will sell at Public Auction to the highest bidder at The Bronx County Courthouse, Room 600 at 851 Grand Concourse, Bronx, New York on any Monday except holidays on January 22, 2018 at 2:00 PM. Premises known as 1510 Archer Road, Unit 1H, Bronx, NY 10462.

Block 3937 Lot 2989. ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of the Bronx, City and State of New York. Approximate Amount of Judgment is \$189,753.23 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index No 380051/2014.

Steven J. Baker, Esq., Referee CHJNY339

**LEGAL NOTICE****NOTICE OF SALE SUPREME COURT BRONX COUNTY**

Federal National Mortgage Association, Plaintiff against

Teresita Contreras, et al Defendants

Attorney for Plaintiff(s) Fein Such & Crane, LLP 1400 Old Country Road, Suite C103, Westbury, NY 11590 Attorney (s) for Plaintiff (s).

Pursuant to a Judgment of Foreclosure and Sale Entered April 18, 2017 I will sell at Public Auction to the highest bidder at The Bronx County Courthouse, Room 600 at 851 Grand Concourse, Bronx, New York on any Monday except holidays on January 22, 2018 at 2:00 PM. Premises known as 1460 Parkchester Road Unit TG, Bronx, NY 10462. Block 3938 Lot 2447. ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of the Bronx, City and State of New York.

Approximate Amount of Judgment is \$178,164.90 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index No 380048/2010.

Reginald Danquah Asiedu, Esq., Referee YSETN671

**LEGAL NOTICE****NOTICE OF SALE SUPREME COURT BRONX COUNTY**

Bayview Loan Servicing, LLC, Plaintiff against

Jodi Cuomo, et al Defendants

Attorney for Plaintiff(s) Fein Such & Crane, LLP 1400 Old Country Road, Suite C103, Westbury, NY 11590 Attorney (s) for Plaintiff (s).

Pursuant to a Judgment of Foreclosure and Sale Entered June 21, 2017 I will sell at Public Auction to the highest bidder at The Bronx County Courthouse, Room 600 at 851 Grand Concourse, Bronx, New York on any Monday except holidays on January 29, 2018 at 2:00 PM. Premises known as 3186 Ampere Avenue, Bronx, NY 10465. Block 5412 Lot 85. ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough

and County of the Bronx, City and State of New York. Approximate Amount of Judgment is \$166,501.56 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index No 35404/2014E.

Michael Aspinall, Esq., Referee QBMTN220

**LEGAL NOTICE****NOTICE OF SALE SUPREME COURT BRONX COUNTY**

Keybank National Association, Plaintiff against Samantha Oestricher, et al Defendants

Attorney for Plaintiff(s) Fein Such & Crane, LLP 1400 Old Country Road, Suite C103, Westbury, NY 11590 Attorney (s) for Plaintiff (s).

Pursuant to a Judgment of Foreclosure and Sale Entered November 17, 2017 I will sell at Public Auction to the highest bidder at The Bronx County Courthouse, Room 600 at 851 Grand Concourse, Bronx, New York on any Monday except holidays on February 5, 2018 at 2:00 PM. Premises known as 3670 Harper Avenue, Bronx, NY 10466. Block 4943 Lot 40. ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of the Bronx, City and State of New York. Approximate Amount of Judgment is \$116,025.93 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index No 35327/2015E.

Hyong Son Hong, Esq., Referee FKNY183

**LEGAL NOTICE****NOTICE OF SALE SUPREME COURT - COUNTY OF BRONX**

CV XXVIII, LLC, Plaintiff(s), Against GWENDOLYN HARDY, Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale, duly entered on 7/18/2016, I, the undersigned Referee, will sell at public auction at the Bronx County Courthouse, 851 Grand Concourse, Room 600, Bronx, NY on 1/22/2018 at 2:00 pm, premises known as 2332 Aqueduct Avenue, Bronx, NY 10468, and described as follows:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, and designated on the tax maps of the Bronx County Treasurer as Block 3209, Lots 33 and 34.

The approximate amount of the current Judgment lien is \$566,284.53 plus interest and costs. The premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 380681/12.

REGINALD ASIEDU, Esq., Referee.

SHELDON MAY & ASSOCIATES Attorneys at Law, 255 Merrick Road, Rockville Centre, NY 11570

Dated: 11/15/2017 File Number: 24063 MNB

**LEGAL NOTICE****NOTICE OF SALE SUPREME COURT - COUNTY OF BRONX**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR AMERICAN HOME MORTGAGE INVESTMENT TRUST

2005-1, Plaintiff, A g g a i n s t Index No.: 380343/14 ERROL BLAIR; ARLENE BLAIR; ET AL.,

Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale, duly entered in the Bronx County Clerk's Office on 3/13/2017, I, the undersigned Referee, will sell at public auction at Bronx County Courthouse, 851 Grand Concourse, Room 600, Bronx, NY on 2/5/2018 at 2:00 pm, premises known as 4023 Dereimer Avenue, Bronx, NY 10466, and described as follows:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, and designated on the tax maps of the Bronx County Treasurer as Block 04982 Lot 00082

The approximate amount of the current Judgment lien is \$287,246.76 plus interest and costs. The premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 380343/14.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Lorna McGregor, Esq., Referee. Leopold & Associates, PLLC, 80 Business Park Drive, Suite 110, Armonk, NY 10504

Dated: 12/15/2017 GNS

**LEGAL NOTICE****NOTICE OF SALE SUPREME COURT COUNTY OF BRONX**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., HOME EQUITY ASSET TRUST 2006-7, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2006-7, Plaintiff

AGAINST AMADOU BAILO BAH, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly dated March 16, 2017 I, the undersigned Referee will sell at public auction at the Bronx County Courthouse, 851 Grand Concourse, Room 600 (Ground Floor), Bronx, on January 29, 2018 at 2:00PM, premises known as 1006 DUNCAN STREET, BRONX, NY 10469. 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 Bronx, City and State of New York, BLOCK 4611, LOT 133. Approximate amount of judgment \$636,961.14 plus interest and costs. Premises will be sold subject to provisions of filed Judgment for Index# 380285/13.

Tamara I. Jordan Esq., Referee Gross Polowy, LLC Attorney for Plaintiff 1775 Wehrle Drive, Suite 100 Williamsville, NY 14221

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LEGAL NOTICE

NOTICE OF SALE  
SUPREME COURT - COUNTY OF  
BRONX

JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION,  
Plaintiff,  
Against  
Index No.: 380055/13  
JE-NEL HARRIOTT A/K/A JE,NEL  
HARRIOTT A/K/A JE'NEL HARRIOTT  
A/K/A JE NEL HARRIOTT, DONNA  
BRANDON, ET AL.,  
Defendant(s).

Pursuant to a Judgment of  
Foreclosure and Sale, duly entered in  
the Bronx County Clerk's Office on  
12/28/2015, I, the undersigned Referee,  
will sell at public auction, at the Bronx  
County Courthouse, Room 600, 851  
Grand Concourse, Bronx, NY on  
1/29/2018 at 2:00 pm, premises known  
as 2023 Lurling Avenue, Bronx, NY  
10461, and described as follows:

ALL that certain plot, piece or parcel  
of land, with the buildings and  
improvements thereon erected, situate,  
lying and being in the Borough and  
County of the Bronx, City and State of  
New York, and designated on the tax  
maps of the Bronx County Treasurer as  
Block 4303 and Lot 14.

The approximate amount of the  
current Judgment lien is \$596,555.85  
plus interest and costs.

The premises will be sold subject to  
provisions of the aforesaid Judgment of  
Foreclosure and Sale; Index #  
380055/13.

Pierre Janvier, Esq., Referee.  
STIENE & ASSOCIATES, P.C.  
(Attorneys for Plaintiff), 167 Main Street,  
Northport, NY 11768

Dated: 11/30/2017 File Number:  
201001003 tks

LEGAL NOTICE

NOTICE OF SALE  
SUPREME COURT - COUNTY OF  
BRONX

Roundpoint Mortgage Servicing  
Corporation,  
Plaintiff  
-against-

Obiajula M. Ugbomah a/k/a Obiajula  
Ugbomah a/k/a O. Ugbomah; Mortgage  
Electronic Registration Systems, Inc. as  
Nominee for Freemont Investment &  
Loan; New York City Environmental  
Control Board; New York City Parking  
Violations Bureau; New York City  
Transit Adjudication Bureau; People of  
the State of New York; Jaime Ugbomah,  
Defendant(s)

Pursuant to a judgment of  
foreclosure and sale entered on May 31,  
2017

I, the undersigned Referee will sell at  
public auction to the highest bidder at  
BRONX COUNTY COURTHOUSE,  
ROOM 600, 851 GRAND  
CONCOURSE,, BRONX, NEW YORK  
on January 22, 2018 at 2:00 PM  
premises known as 2375 Lorillard Place,  
Bronx, NY 10458.

ALL that tract or parcel of land,  
situate in the Borough and County of  
BRONX, City and State of New York.

Block: 3055 Lot: 24  
Approximate amount of lien  
\$454,295.63 plus interest and costs.

Premises will be sold subject to  
provisions of filed judgment Index #  
380947/10

Steven Baker, Esq., REFEREE  
STEIN, WIENER AND ROTH,  
L.L.P., ATTORNEYS FOR THE  
PLAINTIFF

ONE OLD COUNTRY ROAD, SUITE  
113 CARLE PLACE, NY 11514  
DATED: December 15, 2017 FILE #:  
CLEAR 67599

LEGAL NOTICE

NOTICE OF SALE  
SUPREME COURT - COUNTY OF  
BRONX

CIT BANK , N.A. F/K/A ONEWEST  
BANK N.A. F/K/A ONEWEST BANK,  
FSB

Plaintiff  
-against-

PUBLIC ADMINISTRATOR OF  
BRONX COUNTY, AS  
ADMINISTRATOR OF THE ESTATE  
OF MARY FRAZIER, DOLORES  
ADDISON AS HEIR AT LAW, NEXT OF  
KIN AND DISTRIBUTE OF THE  
ESTATE OF MARY FRAZIER, JAYMIE  
O'CONNORS, CITY OF NEW YORK  
ENVIRONMENTAL CONTROL BOARD,  
CITY OF NEW YORK DEPARTMENT  
OF FINANCE PARKING VIOLATIONS  
BUREAU CITY COLLECTOR & BRONX  
REDEMPTION CENTER, TRANSIT  
ADJUDICATION BUREAU, EVETT  
MARCIA HENRY,  
Defendant(s)

Pursuant to a judgment of  
foreclosure and sale entered on JULY  
29, 2016

I, the undersigned Referee will sell at  
public auction to the highest bidder at  
BRONX COUNTY COURTHOUSE,  
ROOM 600, 851 GRAND  
CONCOURSE, BRONX, NEW YORK  
on January 22, 2018 at 2:00 PM  
premises known as 917 EAST 223  
STREET, BRONX, NY 10466.

ALL that certain plot, piece or parcel  
of land, with the buildings and  
improvements thereon erected, situate,  
lying and being in the Borough of the  
Bronx, City and State of New York.  
Block: 4859 Lot: 31

Approximate amount of lien  
\$355,710.97 plus interest and costs.

Premises will be sold subject to  
provisions of filed judgment Index #  
12-380476

EDMOND J. PRYOR, ESQ.,  
REFEREE  
STEIN, WIENER AND ROTH,  
L.L.P., ATTORNEYS FOR THE  
PLAINTIFF

ONE OLD COUNTRY ROAD, SUITE  
113 CARLE PLACE, NY 11514  
DATED: December 15, 2017 FILE #:  
INDY FF 58687

LEGAL NOTICE

NOTICE OF SALE  
SUPREME COURT COUNTY OF  
BRONX, FEDERAL NATIONAL  
MORTGAGE ASSOCIATION, Plaintiff,  
vs. KERVIN ANSELM, GLENDA  
ANSELM, ET AL., Defendant(s).

Pursuant to a Judgment of  
Foreclosure and Sale duly filed on  
March 28, 2016, I, the undersigned  
Referee will sell at public auction at the  
Bronx County Courthouse, Room 600,  
851 Grand Concourse, Bronx, NY on  
February 05, 2018 at 2:00 p.m.,  
premises known as 256 Robinson  
Avenue, 1st Floor, Bronx, NY. All that  
certain plot, piece or parcel of land,  
with the buildings and improvements  
thereon erected, situate, lying and  
being in the Borough of Bronx, County  
of Bronx, City and State of New York,  
Block 5599 and Lot 26. Premises will  
be sold subject to provisions of filed  
Judgment Index # 380514/08.

Ezra B. Glaser, Esq., Referee  
Berkman, Henoch, Peterson, Peddy  
& Fenchel, P.C., 100 Garden City Plaza,  
Garden City, NY 11530, Attorneys for  
Plaintiff

LEGAL NOTICE

NOTICE OF SALE SUPREME  
COURT COUNTY OF BRONX WELLS  
FARGO BANK, N.A., Plaintiff AGAINST  
Naeema Burgess, et al., Defendant(s)  
Pursuant to a Judgment of Foreclosure  
and Sale duly dated October 20, 2017 I,  
the undersigned Referee will sell at  
public auction at the Bronx County  
Courthouse, 851 Grand Concourse,  
Room 600 (Ground Floor), Bronx, on  
February 05, 2018 at 2:00PM, premises  
known as 943 EAST 213TH STREET,  
BRONX, NY 10469. 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 Bronx, City and State of  
New York, BLOCK 4684, LOT 18.  
Approximate amount of judgment  
\$412,472.91 plus interest and costs.  
Premises will be sold subject to  
provisions of filed Judgment for Index#  
35499/2015E. Patrick Joseph Wynne,  
Esq., Referee Gross Polowy, LLC  
Attorney for Plaintiff 1775 Wehrle Drive,  
Suite 100 Williamsville, NY 14221  
50903

LEGAL NOTICE

NOTICE OF SALE  
SUPREME COURT COUNTY OF  
BRONX, BANK OF AMERICA, N. A.,  
Plaintiff, vs. AWILDA VARGAS A/K/A  
AWILDA REILLO, ET AL., Defendant(s).

Pursuant to an Order Vacating  
Discontinuance and Judgment of  
Foreclosure and Sale duly filed on  
November 09, 2017, I, the undersigned  
Referee will sell at public auction at the  
Bronx County Courthouse, Room 600,  
851 Grand Concourse, Bronx, NY on  
February 05, 2018 at 2:00 p.m.,  
premises known as 1524 Harding Park,  
Bronx, NY. All that certain plot, piece or  
parcel of land, with the buildings and  
improvements thereon erected, situate,  
lying and being in the Borough of Bronx,  
County of Bronx, City and State of New  
York, Block 3441 and Lot 62.  
Approximate amount of judgment is  
\$321,624.05 plus interest and costs.  
Premises will be sold subject to  
provisions of filed Judgment Index #  
35505/2015E.

Christopher J. Marengo, Esq.,  
Referee

Knuckles, Komosinski & Manfro,  
LLP, 565 Taxter Road, Ste. 590,  
Elmsford, NY 10523, Attorneys for  
Plaintiff

LEGAL NOTICE

NOTICE OF SALE  
SUPREME COURT COUNTY OF  
BRONX

AURORA LOAN SERVICES, LLC,  
Plaintiff  
AGAINST  
Rose Utti and Michael Utti, et al.,  
Defendant(s)

Pursuant to a Judgment of  
Foreclosure and Sale duly dated May  
31, 2017 I, the undersigned Referee will  
sell at public auction at the Bronx  
County Courthouse, 851 Grand  
Concourse, Room 600 (Ground Floor),  
Bronx, on January 29, 2018 at 2:00PM,  
premises known as 4040 HILL  
AVENUE, BRONX, NY 10469. 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 Bronx, City and  
State of New York, BLOCK 4986, LOT  
15. Approximate amount of judgment  
\$742,937.00 plus interest and costs.

Premises will be sold subject to  
provisions of filed Judgment for Index#  
380809/2011.

Sergio Marquez, Esq., Referee  
Gross Polowy, LLC  
Attorney for Plaintiff  
1775 Wehrle Drive, Suite 100  
Williamsville, NY 14221

LEGAL NOTICE

NOTICE OF SALE SUPREME  
COURT COUNTY OF BRONX  
BAYVIEW LOAN SERVICING, LLC,  
Plaintiff AGAINST Unknown Heirs to the  
Estate of Jenny Lawrence, et al.,  
Defendant(s) Pursuant to a Judgment of  
Foreclosure and Sale duly dated April  
14, 2016 I, the undersigned Referee will  
sell at public auction at the Bronx  
County Courthouse, 851 Grand  
Concourse, Room 600 (Ground Floor),  
Bronx, on February 05, 2018 at 2:00PM,  
premises known as 813 ADEE  
AVENUE, BRONX, NY 10467. 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 Bronx, City and  
State of New York, BLOCK 4572, LOT  
3. Approximate amount of judgment  
\$405,759.91 plus interest and costs.  
Premises will be sold subject to  
provisions of filed Judgment for Index#  
380133/2013. Heddyeh P. Broumand,  
Esq., Referee Gross Polowy, LLC  
Attorney for Plaintiff 1775 Wehrle Drive,  
Suite 100 Williamsville, NY 14221  
50799

LEGAL NOTICE

NOTICE OF SALE  
SUPREME COURT COUNTY OF  
BRONX

HSBC BANK USA, NATIONAL  
ASSOCIATION AS TRUSTEE FOR  
MORTGAGEIT SECURITIES CORP.  
MORTGAGE LOAN TRUST, SERIES  
2007-1, MORTGAGE PASS-THROUGH  
CERTIFICATES, Plaintiff  
AGAINST

EVELYN VELEZ INDIVIDUALLY  
AND HEIR TO THE ESTATE OF LUIS  
F. MORALES, FELIPE LUIS MORALES  
AS HEIR TO THE ESTATE OF LUIS F.  
MORALES, et al., Defendant(s)

Pursuant to a Judgment of  
Foreclosure and Sale duly dated May  
22, 2017 I, the undersigned Referee will  
sell at public auction at the Bronx  
County Courthouse, 851 Grand  
Concourse, Room 600, Bronx, NY, on  
January 29, 2018 at 2:00PM, premises  
known as 1887 HARRISON AVENUE,  
BRONX, NY 10453. 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 Bronx, City and State of  
New York, Block 2868, Lot 171.  
Approximate amount of judgment  
\$389,586.07 plus interest and costs.  
Premises will be sold subject to  
provisions of filed Judgment for Index  
#380212/13.

Henry Max Adler, Esq., Referee  
Gross Polowy, LLC  
Attorney for Plaintiff  
1775 Wehrle Drive, Suite 100  
Williamsville, NY 14221

LEGAL NOTICE

NOTICE OF SALE  
SUPREME COURT COUNTY OF  
BRONX

Wells Fargo Bank, NA, Plaintiff  
AGAINST  
Ana Reyes a/k/a Ana L. Reyes; et  
al., Defendant(s)

Pursuant to a Judgment of  
Foreclosure and Sale duly dated June  
12, 2017 I, the undersigned Referee will  
sell at public auction at the Bronx  
County Courthouse, 851 Grand  
Concourse, Room 600, Bronx, New  
York on February 5, 2018 at 2:00PM,  
premises known as 189A West  
Kingsbridge Road, Unit 189A-3, Bronx,  
NY 10463. All that certain plot piece or  
parcel of land, with the buildings and  
improvements erected, situate, lying and  
being in the City, Borough & County of  
Bronx and State of NY, Block 3256 Lot  
1103. Approximate amount of judgment  
\$308,736.16 plus interest and costs.  
Premises will be sold subject to  
provisions of filed Judgment Index#  
35869/2014E.

Only cash or certified funds payable  
to the Referee will be accepted as a  
deposit in the amount of ten percent of  
the purchase price.

Larry A. Arias, Esq., Referee  
Shapiro, DiCaro & Barak, LLC  
Attorney(s) for the Plaintiff  
175 Mile Crossing Boulevard  
Rochester, New York 14624  
(877) 759-1835  
Dated: November 7, 2017  
#93441

LEGAL NOTICE

NOTICE OF SALE  
SUPREME COURT COUNTY OF  
BRONX

The Bank of New York Mellon fka  
The Bank of New York, as trustee for  
the certificateholders CWABS, Inc.  
Asset-Backed Certificates, Series  
2006-26, Plaintiff

AGAINST  
Albania Nunez; Mohammad M.  
Khan; et al., Defendant(s)

Pursuant to a Judgment of  
Foreclosure and Sale duly dated July  
17, 2018 I, the undersigned Referee will  
sell at public auction at the Bronx  
County Courthouse, 851 Grand  
Concourse, Room 600, Bronx, New  
York on January 29, 2018 at 2:00PM,  
premises known as 1618 Melville Street,  
Bronx, NY 10460. 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 Bronx, City and State of  
NY, Block 4023 Lot 47. Approximate  
amount of judgment \$1,016,918.92 plus  
interest and costs. Premises will be  
sold subject to provisions of filed  
Judgment Index# 380670/07.

Only cash or certified funds payable  
to the Referee will be accepted as a  
deposit in the amount of ten percent of  
the purchase price.

Garry Sharon Boucher, Esq.,  
Referee  
Shapiro, DiCaro & Barak, LLC  
Attorney(s) for the Plaintiff  
175 Mile Crossing Boulevard  
Rochester, New York 14624  
(877) 759-1835  
Dated: November 17, 2017- #93515

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LEGAL NOTICE

NOTICE OF SALE  
SUPREME COURT COUNTY OF  
BRONX

PHH Mortgage Corporation, Plaintiff  
AGAINST  
Jaime Serrano a/k/a Jamie Serrano;  
Rosa Serrano; et al., Defendant(s)  
Pursuant to a Judgment of  
Foreclosure and Sale duly dated June  
30, 2017 I, the undersigned Referee will  
sell at public auction at the Bronx  
County Courthouse, 851 Grand  
Concourse, Room 600, Bronx, New  
York on January 22, 2018 at 2:00PM,  
premises known as 650 Thieriot  
Avenue, Bronx, NY 10473. All that  
certain plot piece or parcel of land, with  
the buildings and improvements  
erected, situate, lying and being in the  
Borough, City, & County of Bronx and  
State of NY, Block 3560 Lot 31.  
Approximate amount of judgment  
\$350,288.82 plus interest and costs.  
Premises will be sold subject to  
provisions of filed Judgment Index#  
32040/2015E.

Only cash or certified funds payable  
to the Referee will be accepted as a  
deposit in the amount of ten percent of  
the purchase price.

Lisa Beth D'Alessio, Esq., Referee  
Shapiro, DiCaro & Barak, LLC  
Attorney(s) for the Plaintiff  
175 Mile Crossing Boulevard  
Rochester, New York 14624  
(877) 759-1835  
Dated: November 8, 2017  
#93453

LEGAL NOTICE

NOTICE OF SALE  
SUPREME COURT COUNTY OF  
BRONX

Wells Fargo Bank, National  
Association, as Trustee for Structured  
Adjustable Rate Mortgage Loan Trust,  
Mortgage Pass-Through Certificates,  
Series 2005-17, Plaintiff  
AGAINST

Samuel Thompson; George Garcia,  
if he be living or dead, his spouse, heirs,  
devisees, distributees and successors in  
interest, all of whom and whose names  
and places of residence are unknown to  
Plaintiff; et al., Defendant(s)

Pursuant to a Judgment of  
Foreclosure and Sale duly dated August  
8, 2017 I, the undersigned Referee will  
sell at public auction at the Bronx  
County Courthouse, 851 Grand  
Concourse, Room 600, Bronx, New  
York on February 5, 2018 at 2:00PM,  
premises known as 1224 Tinton  
Avenue, Bronx, NY 10456. 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 Bronx, City and  
State of NY, Block 2673 Lot 12.  
Approximate amount of judgment  
\$454,719.53 plus interest and costs.  
Premises will be sold subject to  
provisions of filed Judgment Index#  
32138/2016E.

Only cash or certified funds payable  
to the Referee will be accepted as a  
deposit in the amount of ten percent of  
the purchase price.

Joel Abramson, Esq., Referee  
Shapiro, DiCaro & Barak, LLC  
Attorney(s) for the Plaintiff  
175 Mile Crossing Boulevard  
Rochester, New York 14624  
(877) 759-1835  
Dated: November 8, 2017- #93455

LEGAL NOTICE

NOTICE OF SALE  
SUPREME COURT COUNTY OF  
BRONX

Deutsche Bank National Trust  
Company., as Trustee under the pooling  
and servicing agreement relating to  
IMPAC Secured Assets Corp., Mortgage  
Pass-Through Certificates, Series  
2007-1, Plaintiff  
AGAINST

Munira Islam; Mohammed Mazid  
a/k/a Mohammed A. Mazid; et al.,  
Defendant(s)  
Pursuant to a Judgment of  
Foreclosure and Sale duly dated May  
19, 2017 I, the undersigned Referee will  
sell at public auction at the Bronx  
County Courthouse, 851 Grand  
Concourse, Room 600, Bronx, New  
York on February 5, 2018 at 2:00PM,  
premises known as 1731 Zerega  
Avenue, Bronx, NY 10462. 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 Bronx, City and  
State of NY, Block 3991 Lot 56.  
Approximate amount of judgment  
\$728,977.75 plus interest and costs.  
Premises will be sold subject to  
provisions of filed Judgment Index#  
35507/2013E.

Only cash or certified funds payable  
to the Referee will be accepted as a  
deposit in the amount of ten percent of  
the purchase price.

Sergio Marquez, Esq., Referee  
Shapiro, DiCaro & Barak, LLC  
Attorney(s) for the Plaintiff  
175 Mile Crossing Boulevard  
Rochester, New York 14624  
(877) 759-1835  
Dated: November 29, 2017- #93600

LEGAL NOTICE

NOTICE OF SALE  
SUPREME COURT COUNTY OF  
BRONX

Selene Finance LP, Plaintiff  
AGAINST  
William Orozco; Damaris Orozco  
a/k/a Damaris D. Orozco a/k/a Damaris  
Diaz Orozco; et al., Defendant(s)

Pursuant to a Judgment of  
Foreclosure and Sale duly dated  
September 22, 2017 I, the undersigned  
Referee will sell at public auction at the  
Bronx County Courthouse, 851 Grand  
Concourse, Room 600, Bronx, New  
York on February 5, 2018 at 2:00PM,  
premises known as 1505 Harding Park,  
Bronx, NY 10473. 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 Bronx, City and State of  
NY, Block 3453 Lot 57. Approximate  
amount of judgment \$380,458.65 plus  
interest and costs. Premises will be  
sold subject to provisions of filed  
Judgment Index# 32208/2015E.

Only cash or certified funds payable  
to the Referee will be accepted as a  
deposit in the amount of ten percent of  
the purchase price.

Sergio Marquez, Esq., Referee  
Shapiro, DiCaro & Barak, LLC  
Attorney(s) for the Plaintiff  
175 Mile Crossing Boulevard  
Rochester, New York 14624  
(877) 759-1835  
Dated: November 25, 2017  
#93553

LEGAL NOTICE

NOTICE OF SALE  
SUPREME COURT COUNTY OF  
BRONX

ARCEP 1 LLC, Plaintiff  
AGAINST  
ALISA DREYFUS AS HEIR TO THE  
ESTATE OF JOSEPH GENOVESE,  
DEBORAH GENOVESE AS HEIR TO  
THE ESTATE OF JOSEPH  
GENOVESE, JOSEPH GENOVESE,  
JR. AS HEIR TO THE ESTATE OF  
JOSEPH GENOVESE, GINGER  
ROGERS, PROPOSED EXECUTRIX  
OF THE ESTATE OF JOSEPH  
GENOVESE, MIZUHO TRUST &  
BANKING CO. (USA) FKA DKF TRUST  
COMPANY (USA) FKA YASUDA BANK  
AND TRUST COMPANY (USA) AS  
TRUSTEE UNDER THE POOLING  
AND SERVICING AGREEMENT,  
DATED AS OF NOVEMBER 1, 1992,  
RELATING TO DELTA FUNDING  
CORPORATION, MORTGAGE PASS-  
THROUGH CERTIFICATES,  
RESIDENTIAL FIRST AND SECOND  
MORTGAGE LOANS, SERIES 1992-1,  
NEW YORK CITY ENVIRONMENTAL  
CONTROL BOARD, NEW YORK CITY  
TRANSIT ADJUDICATION BUREAU,  
PEOPLE OF THE STATE OF NEW  
YORK, UNITED STATES OF AMERICA  
ACTING THROUGH THE IRS,  
ROBERT BEHNEN, et al., Defendant(s)

Pursuant to a Judgment of  
Foreclosure and Sale duly dated  
September 20, 2017 I, the undersigned  
Referee will sell at public auction at the  
Bronx County Courthouse, 851 Grand  
Concourse, Room 600 (Ground Floor),  
Bronx, on January 29, 2018 at 2:00PM,  
premises known as 1347 BALCOLM  
AVENUE, BRONX, NY 10461. 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 Bronx, City and  
State of New York, BLOCK 5347, LOT  
40, 41. Approximate amount of  
judgment \$294,663.52 plus interest and  
costs. Premises will be sold subject to  
provisions of filed Judgment for Index#  
381476/2009.

Robert I. Gardner, Esq., Referee  
Gross Polowy, LLC  
Attorney for Plaintiff  
1775 Wehrle Drive, Suite 100  
Williamsville, NY 14221

LEGAL NOTICE

NOTICE OF SALE  
SUPREME COURT COUNTY OF  
BRONX

Bank of America, N.A., Plaintiff  
AGAINST  
Abdool Khan; et al., Defendant(s)  
Pursuant to a Judgment of  
Foreclosure and Sale duly dated  
October 3, 2017 I, the undersigned  
Referee will sell at public auction at the  
Bronx County Courthouse, 851 Grand  
Concourse, Room 600, Bronx, New  
York on January 22, 2018 at 2:00PM,  
premises known as 2205 Norton  
Avenue, Bronx, NY 10473. 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 Bronx, City and  
State of NY, Block 3511 Lot 3.  
Approximate amount of judgment  
\$1,014,043.33 plus interest and costs.  
Premises will be sold subject to  
provisions of filed Judgment Index#  
32124/2016E.

Only cash or certified funds payable  
to the Referee will be accepted as a  
deposit in the amount of ten percent of  
the purchase price.

Christina Romano, Esq., Referee  
Shapiro, DiCaro & Barak, LLC  
Attorney(s) for the Plaintiff  
175 Mile Crossing Boulevard  
Rochester, New York 14624  
(877) 759-1835  
Dated: October 27, 2017- #93379

LEGAL NOTICE

NOTICE OF SALE  
SUPREME COURT COUNTY OF  
BRONX

JPMorgan Chase Bank, National  
Association, Plaintiff  
AGAINST  
Junior Rodriguez; et al.,  
Defendant(s)

Pursuant to a Judgment of  
Foreclosure and Sale duly dated May  
24, 2017 I, the undersigned Referee will  
sell at public auction at the Bronx  
County Courthouse, 851 Grand  
Concourse, Room 600, Bronx, New  
York on February 5, 2018 at 2:00PM,  
premises known as 1841 Billingsley  
Terrace, Bronx, NY 10453. 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 Bronx, City and  
State of NY, Block 2879 Lot 475 f/k/a  
Part of 275. Approximate amount of  
judgment \$523,893.27 plus interest and  
costs. Premises will be sold subject to  
provisions of filed Judgment Index#  
35228/2015E.

Only cash or certified funds payable  
to the Referee will be accepted as a  
deposit in the amount of ten percent of  
the purchase price.

David P. Lesch, Esq., Referee  
Shapiro, DiCaro & Barak, LLC  
Attorney(s) for the Plaintiff  
175 Mile Crossing Boulevard  
Rochester, New York 14624  
(877) 759-1835  
Dated: November 30, 2017- #93616

LEGAL NOTICE

NOTICE OF SALE  
SUPREME COURT COUNTY OF  
BRONX, NYCTL 2016-A TRUST, AND  
THE BANK OF NEW YORK MELLON  
AS COLLATERAL AGENT AND  
CUSTODIAN FOR THE NYCTL 2016-A  
TRUST, Plaintiff, vs. NEIGHBORHOOD  
YOUTH & FAMILY SERVICES, INC.,  
ET AL., Defendant(s).

Pursuant to a Judgment of  
Foreclosure and Sale duly filed on  
December 14, 2017, I, the undersigned  
Referee will sell at public auction at the  
Bronx County Courthouse, Room 600,  
851 Grand Concourse, Bronx, NY on  
February 05, 2018 at 2:00 p.m.,  
premises known as 881 Cauldwell  
Avenue, Bronx, NY. All that certain plot,  
piece or parcel of land, with the  
buildings and improvements thereon  
erected, situate, lying and being in the  
Borough of Bronx, County of Bronx, City  
and State of New York, Block 2627 and  
Lot 52. Approximate amount of  
judgment is \$59,413.26 plus interest  
and costs. Premises will be sold subject  
to provisions of filed Judgment Index #  
22074/17.

Steven I. Lubowitz, Esq., Referee  
Windels, Marx, Lane & Mittendorf,  
LLP, 156 West 56th Street, New York,  
New York 10019, Attorneys for Plaintiff

LEGAL NOTICE

NOTICE OF SALE  
SUPREME COURT COUNTY OF  
BRONX

Bank of America, N.A., Plaintiff  
AGAINST  
Maria Diaz a/k/a Maria Gallardo Diaz  
a/k/a Maria G. Diaz; Jose Diaz; et al.,  
Defendant(s)

Pursuant to a Judgment of  
Foreclosure and Sale duly dated June 5,  
2017 I, the undersigned Referee will sell  
at public auction at the Bronx County  
Courthouse, 851 Grand Concourse,  
Room 600, Bronx, New York on January  
29, 2018 at 2:00PM, premises known as  
150 Heron Lane, Unit 348, Bronx, NY  
10473. 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  
Bronx, City and State of NY, Block 3432  
Lot 1824. Approximate amount of  
judgment \$479,887.44 plus interest and  
costs. Premises will be sold subject to  
provisions of filed Judgment Index#  
35481/2015E.

Only cash or certified funds payable  
to the Referee will be accepted as a  
deposit in the amount of ten percent of  
the purchase price.

Tamara Jordan, Esq., Referee  
Shapiro, DiCaro & Barak, LLC  
Attorney(s) for the Plaintiff  
175 Mile Crossing Boulevard  
Rochester, New York 14624  
(877) 759-1835  
Dated: November 16, 2017- #93509

LEGAL NOTICE

NOTICE OF SALE  
SUPREME COURT COUNTY OF  
BRONX

DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE FOR  
BCAPB LLC TRUST 2007-AB1, Plaintiff  
AGAINST  
JOSE MATEO and ISABEL MATEO,  
et al., Defendant(s)

Pursuant to a Judgment of  
Foreclosure and Sale duly dated June  
05, 2017 I, the undersigned Referee will  
sell at public auction at the Bronx  
County Courthouse, 851 Grand  
Concourse, Room 600, Bronx, on  
January 22, 2018 at 2:00PM, premises  
known as 1878 CEDAR AVENUE,  
BRONX, NY 10453. 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 Bronx, City and State of  
New York, BLOCK 2881, LOT 53.  
Approximate amount of judgment  
\$664,347.50 plus interest and costs.  
Premises will be sold subject to  
provisions of filed Judgment for Index#  
35082/2015E.

Marva A. Allen, Esq., Referee  
Gross Polowy, LLC  
Attorney for Plaintiff  
1775 Wehrle Drive, Suite 100  
Williamsville, NY 14221

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# Bronx scene

## Benefit concert at Bronx Arts Ensemble

The Bronx Arts Ensemble will celebrate the music and career of its good friend and collaborator Paquito D’Rivera with a concert featuring a kaleidoscope of the rhythms and moods of Latin American music. Winner of 14 Grammy Awards, a virtuoso on clarinet and saxophone, and a prolific composer, Paquito D’Rivera “has become the consummate multinational ambassador, creating and promoting a cross-culture of music that moves effortlessly among jazz, Latin and Mozart,” according to the National Endowment for the Arts.

“For many years, Mr.

D’Rivera has been performing in our concerts, bringing his many talents to people across the Bronx. We are so fortunate!” said Judith Insell, BAE’s Music Program manager.

For the concert on Sunday, January 28, D’Rivera will be joined with his longtime collaborators Brenda Feliciano, vocals and Pablo Zinger, pianist/arranger. Music will include 19th-century Cuban danzas, Brazilian chorinhos, pieces by D’Rivera based on the rhythms of Venezuela, songs by Puerto Rican composer Jack Délano and Spanish-Catalán composer Xavier Montsalvatge, and Adiós

Nonino, one of Nuevo Tango master Astor Piazzolla’s most beloved works.

The concert begins at 2 p.m. at Horace Mann School Recital Hall, 231 West 246th Street, and is a fundraiser for BAE. For details visit [www.bronxartsensemble.org](http://www.bronxartsensemble.org)

The Bronx Arts Ensemble brings the power of the arts to neighborhoods across the Bronx through its live music and arts education programs. It presents over 50 live concerts annually to more than 35,000 people, featuring diverse cultures, including classical, Latin, Afro-Cuban and other world music. BAE’s arts education programs have



Paquito D’Rivera will perform at the Bronx Arts Ensemble.

served over 100,000 Bronx students since 1993 through multidisciplinary artist residencies during school hours, after-school, and through summer activities that culminate in original auditorium programs and in-school gallery exhibits. [bronxartsensemble.org](http://bronxartsensemble.org).

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- MUCH MORE - see website for details!



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- MUCH MORE - see website for details!



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- New York Yankees Golf Umbrella
- MUCH MORE - see website for details!



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\*Terms and conditions apply. For a complete list of benefits and discounts, visit [www.yankees.com/universe](http://www.yankees.com/universe). A portion of Yankees Universe proceeds goes to the Yankees Universe Fund at Memorial Sloan-Kettering Cancer Center.

## LEGAL NOTICE

**NOTICE OF SALE**  
SUPREME COURT COUNTY OF BRONX

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AHL1, Plaintiff

AGAINST  
MAMADOU SALL, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly dated July 17, 2013 I, the undersigned Referee will sell at public auction at the Bronx County Courthouse, Room 600, 851 Grand Concourse, City of Bronx, NY, on January 22, 2018 at 2:00PM, premises known as 1326 LELAND AVENUE, BRONX, NY 10472. 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 Bronx, City and State of New York, Block 3880, Lot 122 (FKA P/O Lot 25). Approximate amount of judgment \$707,107.32 plus interest and costs. Premises will be sold subject to provisions of filed Judgment for Index #382677/09.

Susan K. Starr, Esq., Referee  
Gross Polowy, LLC  
Attorney for Plaintiff  
1775 Wehrle Drive, Suite 100  
Williamsville, NY 14221

## LEGAL NOTICE

**NOTICE OF SALE**  
SUPREME COURT COUNTY OF BRONX, EMIGRANT BANK SUCCESSOR BY MERGER TO EMIGRANT SAVINGS BANK - BRONX/WESTCHESTER, Plaintiff, vs. FELICIANO BATISTA, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly filed on June 01, 2017, I, the undersigned Referee will sell at public auction at the Bronx County Courthouse, Room 600, 851 Grand Concourse, Bronx, NY on January 22, 2018 at 2:00 p.m., premises known as 98 & 100 West 169th Street, Bronx, NY. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, Block 2517 and Lots 23 & 24. Approximate amount of judgment is \$1,206,655.25 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 380100/2013.

Harold B. Beeler, Esq., Referee  
Knuckles, Komosinski & Manfro, LLP, 565 Taxter Road, Ste. 590, Elmsford, NY 10523, Attorneys for Plaintiff

## LEGAL NOTICE

**NOTICE OF SALE**  
SUPREME COURT COUNTY OF BRONX, NYCTL 2015-A TRUST AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN, Plaintiff, vs. PAR PROPERTIES II INC., ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated November 02, 2017 and entered on November 08, 2017, I, the undersigned Referee will sell at public auction at the Bronx County Courthouse, Room 600, 851 Grand Concourse, Bronx, NY on

January 22, 2018 at 2:00 p.m., all that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, Block 2651 and Lot 1005.

Said premises may also be known as 1111 Forest Avenue, Unit No. 1N, Bronx, NY.

Approximate amount of judgment is \$17,975.53 plus interest and costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index # 260172/2016.  
Scott I. Edelstein, Esq., Referee  
The Law Office of Thomas P. Malone, PLLC, 60 East 42nd Street, Suite 553, New York, New York 10165, Attorneys for Plaintiff

## LEGAL NOTICE

**NOTICE OF SALE**  
SUPREME COURT COUNTY OF BRONX, GREEN TREE SERVICING LLC, Plaintiff, vs. EDMUND VEGA, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly filed on June 20, 2017, I, the undersigned Referee will sell at public auction at the Bronx County Courthouse, Room 600, 851 Grand Concourse, Bronx, NY on January 22, 2018 at 2:00 p.m., premises known as 2265 Bruckner Boulevard, Bronx, NY. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, Block 3815 and Lot 56. Premises will be sold subject to provisions of filed Judgment Index # 382197/09.

Christopher Marengo, Esq., Referee  
Berkman, Henoch, Peterson, Peddy & Fenchel, P.C., 100 Garden City Plaza, Garden City, NY 11530, Attorneys for Plaintiff

## LEGAL NOTICE

**REFEREE'S NOTICE OF SALE IN FORECLOSURE**  
SUPREME COURT - COUNTY OF BRONX

NATIONSTAR MORTGAGE LLC, Plaintiff - against - HAZEL PIZARRO A/K/A HAZEL TERESA PIZARRO, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on December 5, 2016, I, the undersigned Referee will sell at public auction, at the Bronx County Courthouse, Room 600, 851 Grand Concourse, Bronx, Bronx County, New York on the 22nd Day of January, 2018 at 2:00 p.m. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York.

Premises known as 2139 Clinton Avenue, Bronx, (City of New York) NY 10457.

(Block: 3098, Lot: 45)  
Approximate amount of lien \$412,981.06 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 381010/11. Henry M. Adler, Esq., Referee.  
Davidson Fink LLP  
Attorney(s) for Plaintiff  
28 East Main Street, Suite 1700  
Rochester, NY 14614-1990  
Tel. 585/760-8218  
Dated: November 16, 2017

## LEGAL NOTICE

**NOTICE OF SALE**  
SUPREME COURT COUNTY OF BRONX, CITIMORTGAGE, INC., Plaintiff, vs. JACQUELINE THAM,, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale and Order to Appoint Successor Referee duly filed on October 27, 2017, I, the undersigned Referee will sell at public auction at the Bronx County Courthouse, Room 600, 851 Grand Concourse, Bronx, NY on January 22, 2018 at 2:00 p.m., premises known as 1595 Metropolitan Avenue - Unit 4G, Bronx, NY. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, Block 3944 and Lot 3992 together with an undivided 0.0286 percent interest in the Common Elements. Approximate amount of judgment is \$141,943.82 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 35399/15E.

I. Scott Edelstein, Esq., Referee  
Knuckles, Komosinski & Manfro, LLP, 565 Taxter Road, Ste. 590, Elmsford, NY 10523, Attorneys for Plaintiff

## LEGAL NOTICE

**NOTICE OF SALE**  
SUPREME COURT COUNTY OF BRONX  
MIDFIRST BANK, Plaintiff  
AGAINST  
Edilberto Estrella, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly dated October 11, 2017 I, the undersigned Referee will sell at public auction at the Bronx County Courthouse, 851 Grand Concourse, Room 600, on January 22, 2018 at 2:00PM, premises known as 1220 SIMPSON STREET, BRONX, NY 10459. 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 Bronx, City and State of New York, BLOCK 2975, LOT 5. Approximate amount of judgment \$439,466.60 plus interest and costs. Premises will be sold subject to provisions of filed Judgment for Index# 32899/2016E.

Betty Lugo, Esq., Referee  
Gross Polowy, LLC  
Attorney for Plaintiff  
1775 Wehrle Drive, Suite 100  
Williamsville, NY 14221

## LEGAL NOTICE

**NOTICE OF SALE**  
SUPREME COURT COUNTY OF BRONX, MUNICIPAL CREDIT UNION, Plaintiff, vs. LE-TISHA EDWARDS, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly filed on May 18, 2017, I, the undersigned Referee will sell at public auction at the Bronx County Courthouse, Room 600, 851 Grand Concourse, Bronx, NY on January 22, 2018 at 2:00 p.m., premises known as 3011 Bruner Avenue, Bronx, NY. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, Block 4775 and Lot 26. Premises

will be sold subject to provisions of filed Judgment Index # 381106/13.

Maiaklovsky Preval, Esq., Referee  
Berkman, Henoch, Peterson, Peddy & Fenchel, P.C., 100 Garden City Plaza, Garden City, NY 11530, Attorneys for Plaintiff

## LEGAL NOTICE

**NOTICE OF SALE**  
SUPREME COURT COUNTY OF BRONX

CALIBER HOME LOANS, INC., Plaintiff  
AGAINST  
ROBIN VINGO, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly dated October 19, 2017 I, the undersigned Referee will sell at public auction at the Bronx County Courthouse, 851 Grand Concourse, Room 600, Bronx, NY, on January 29, 2018 at 2:00PM, premises known as 3316 ROMBOUTS AVENUE, BRONX, NY 10475. 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 Bronx, City and State of New York, Block 5245, Lot 44. Approximate amount of judgment \$356,155.59 plus interest and costs. Premises will be sold subject to provisions of filed Judgment for Index #32965/2016E.

Larry A. Arias, Esq., Referee  
Gross Polowy, LLC  
Attorney for Plaintiff  
1775 Wehrle Drive, Suite 100  
Williamsville, NY 14221

## LEGAL NOTICE

**NOTICE OF SALE**  
SUPREME COURT COUNTY OF BRONX, HOME BANK, Plaintiff, vs. ALEXANDRA CONTRERA, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly filed on February 07, 2017, I, the undersigned Referee will sell at public auction at the Bronx County Courthouse, Room 600, 851 Grand Concourse, Bronx, NY on January 29, 2018 at 2:00 p.m., premises known as 2263 Creston Avenue, Bronx, NY. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York, Block 3171 and Lot 29. Approximate amount of judgment is \$601,091.79 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 35171/13. No Cash will be Accepted.

Philip W. Coleman, Esq., Referee  
Knuckles, Komosinski & Manfro, LLP, 565 Taxter Road, Ste. 590, Elmsford, NY 10523, Attorneys for Plaintiff

## LEGAL NOTICE

**NOTICE OF SALE**  
SUPREME COURT COUNTY OF BRONX

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-3, Plaintiff  
AGAINST

Lester Adams; Sharon Adams; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly dated September 15, 2017 I, the undersigned

Referee will sell at public auction at the Bronx County Courthouse, 851 Grand Concourse, Room 600, Bronx, New York on January 29, 2018 at 2:00PM, premises known as 110 Beacon Lane Unit 76, Bronx, NY 10473. 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 Bronx, City and State of NY, Block 3432 Lot 1376. Approximate amount of judgment \$379,357.70 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 35087/2015E.

Only cash or certified funds payable to the Referee will be accepted as a deposit in the amount of ten percent of the purchase price.

Miguelina Camilo, Esq., Referee  
Shapiro, DiCaro & Barak, LLC  
Attorney(s) for the Plaintiff  
175 Mile Crossing Boulevard  
Rochester, New York 14624  
(877) 759-1835  
Dated: December 13, 2017- #93737

## LEGAL NOTICE

**SUPREME COURT - COUNTY OF BRONX**  
U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, Plaintiff against

THE ESTATE OF JAY STEVENS A/K/A JAY A. STEVENS A/K/A JAY ALFONSO STEVENS; WILMA D. STEVENS A/K/A WILMA D. SUMPTER; UNKNOWN HEIRS OF THE ESTATE OF JAY STEVENS A/K/A JAY A. STEVENS A/K/A JAY ALFONSO STEVENS, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on September 18, 2017.

I, the undersigned Referee will sell at public auction at the Bronx County Courthouse, 851 Grand Concourse, Room 600, Bronx, N.Y. on the 5th day of February, 2018 at 2:00 p.m. premises

Lying and being in the Borough of Bronx and State of New York.

In the condominium known as "Harbour Pointe at Shorehaven Condominium III".

Together with an undivided 0.609756 % interest in the Common Elements.

Said premises known as 80 Heron Lane, Unit 381, Bronx, N.Y. 10473.

(Block: 3432, Lot: 1857).

Approximate amount of lien \$ 398,453.19 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 35424-15E. Betty Lugo, Esq., Referee.

Stern & Eisenberg, PC  
Attorney(s) for Plaintiff  
Woodbridge Corporate Plaza  
485 B Route 1 South - Suite 330  
Iselin, NJ 08830  
(732) 582-6344

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# La Lupe, Queen of Latin Soul, lived on E. 140th St.

There's a stretch of East 140th Street between St. Ann's Avenue and Cypress Avenue that carries an official street sign bearing the name "La Lupe Way." Someone recently asked me about it and I recalled it very well as there had been some controversy surrounding the bill when it was first introduced by Fernando Ferrer. It was later re-introduced by Borough President Adolfo Carrion to a more receptive City Council who approved it in December of 2001.

Guadalupe Victoria Yoli Raymond, commonly known as La Lupe, was unquestionably the most important Latin female singer to come out of Cuba after the revolution. She was born on December 23, 1936 in San Pedrito, a barrio of Santiago, and was studying to become a teacher until becoming star-struck after winning a singing contest on the radio in 1954. The following year her family moved to Havana and soon she was making a name for herself at the local clubs. Her performance at Club La Red in 1958

## do you remember

by Bill Twomey

really showcased her talent as she kept telling the pianist Homero Balboa to play faster and faster. She was more than just another singer, she was a performer.

She recorded her first album, "Con el diablo en el cuerpo" (With the devil in my body), for RCA Victor in 1960 and two years later was exiled to the United States. She became an immediate sensation for her extreme antics, such as banging her high heels on the piano, throwing herself on the floor, tossing clothes and anything else available at the audience. The crowds went wild urging her on and she responded with unbounded energy.

She was manic and almost impossible to control. She was fighting a losing battle with herself and it would certainly help bring about her early demise. Stardom

only added to her erratic behavior especially after Pedro Almodovar included her song "Puro Teatro" in his film "Women on the Verge of a Nervous Breakdown." Her stage shows are unforgettable which is why she managed to sell out her performance at Madison Square Garden, the first Latin singer to do so.

La Lupe, also known as La Yiyiyi by some of her fans, moved to East 140th Street here in the Bronx in 1986 and remained here until her untimely death on February 29, 1992. It was during these years that she settled down somewhat, turning to religion and switching to gospel music. The "Queen of Latin Soul" was reigning as a more becalmed soul but the damage was already done and death finally knocked on her door at age 52. She's now at peace in St. Raymond's Cemetery.



REPRINTED FROM 5-10-12

I took this photograph of La Lupe's grave site on Wednesday, May 16. While visiting St. Raymond's Cemetery, my wife and I decided to pay our respects to "The Queen of Soul." Although she passed away in 1992, the grave was carefully tended and fresh flowers were placed there.

The official street sign bearing her name was unveiled at a gala ceremony on June 12, 2002 and both former Borough President Fernando Ferrer and the then current Borough President Adolfo Carrion were there to help celebrate. La India sang one of La Lupe's biggest hits, "Que Te Pedi" (What did I ask of you?) and La Lupe's son, Rene Camano, and daughter, Rainbow Garcia, joined in the singing. Joe Cuba also performed and many tributes to her work with Mongo Santamaria and Tito Puente could be heard. There will never be another La Lupe but her antics have been captured on film and can be viewed on the internet.



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**LEGAL NOTICE**

STATE OF NEW YORK  
SUPREME COURT: COUNTY OF  
BRONX  
WELLS FARGO BANK, N.A

Plaintiff,  
vs.  
THAKUR DIT, et al.,  
Defendants  
NOTICE OF SALE IN  
FORECLOSURE

PLEASE TAKE NOTICE THAT

In pursuance of a Judgment of Foreclosure and Sale entered in the office of the County Clerk of Bronx County on July 26, 2017, I, Joyce Randazzo Esq., the Referee named in said Substitute Referee Order filed October 20, 2017, will sell in one parcel at public auction on January 22, 2018 at the Bronx County Courthouse, Room 600, County of Bronx, State of New York, at 2:00 P.M., the premises described as follows:

1514 Metropolitan Ave  
Apt. No. 5D  
Bronx, NY 10462  
SBL No.: 3943-5298

ALL THAT TRACT OF PARCEL OF LAND situate in the County of the Bronx, City and State of New York,

The premises are sold subject to the provisions of the filed judgment, Index No. 35067/2014E in the amount of \$91,221.88 plus interest and costs.

Michael Jablonski, Esq.  
Woods Oviatt Gilman LLP  
Plaintiff's Attorney  
700 Crossroads Building, 2 State St.  
Rochester, New York 14614  
Tel.: 855-227-5072

**LEGAL NOTICE**

REFeree'S NOTICE OF SALE IN  
FORECLOSURE

SUPREME COURT - COUNTY OF  
BRONX

WELLS FARGO BANK, N.A., AS TRUSTEE OF THE OPTION ONE MORTGAGE LOAN TRUST 2007-FXD1 ASSET-BACKED CERTIFICATES, SERIES 2007-FXD1, Plaintiff - against - DALE A. SMITH, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on July 15, 2015. I, the undersigned Referee will sell at public auction, at the Bronx County Courthouse, Room 600, 851 Grand Concourse, Bronx, Bronx County, New York on the 5th Day of February, 2018 at 2:00 p.m. All that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York.

Premises known as 1932 Bronxdale Avenue, Bronx, (City of New York) NY 10462.

(Section: 15, Block: 4263, Lot: 25)  
Approximate amount of lien \$514,999.91 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 382132-10. Patrick J. Wynne, Esq., Referee.  
Davidson Fink LLP  
Attorney(s) for Plaintiff  
28 East Main Street, Suite 1700  
Rochester, NY 14614-1990  
Tel. 585/760-8218  
Dated: November 17, 2017

**LEGAL NOTICE**

SUPREME COURT - COUNTY OF  
BRONX

FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff against MANUEL MENDEZ A/K/A MANUEL E. MENDEZ; OLGA E. MENDEZ, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on November 9, 2017.

I, the undersigned Referee will sell at public auction at the Bronx County Courthouse, 851 Grand Concourse, Room 600, Bronx, N.Y. on the 5th day of February, 2018 at 2:00 p.m. premises described as follows: All that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Bronx, City and State of New York.

Said premises known as 317 Revere Avenue, Bronx, N.Y. 10465.  
(Block: 5577, Lot: 98)

Approximate amount of lien \$ 612,811.78 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 381470/2010. Patrick J. Wynne, Esq., Referee.

Fein Such & Crane, LLP  
Attorney(s) for Plaintiff  
28 East Main Street, Suite 1800  
Rochester, New York 14614  
(585) 232-7400

**LEGAL NOTICE**

STATE OF NEW YORK  
SUPREME COURT: COUNTY OF  
BRONX

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE TO MASTR ADJUSTABLE RATE MORTGAGES TRUST 2007-3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-3,

Plaintiff,  
vs.  
HARDAYAL BRIDGNANAN and ANNE BRIDGNANAN,  
Defendants  
NOTICE OF SALE IN  
FORECLOSURE

PLEASE TAKE NOTICE THAT

In pursuance of a Judgment of Foreclosure and Sale entered in the office of the County Clerk of Bronx County on January 22, 2016, I, Joseph T. Jelnak, Esq., the Referee named in the Order to Substitute Referee filed in the office of the County Clerk of Bronx County on September 21, 2017, will sell in one parcel at public auction on January 22, 2018 at the Bronx County Courthouse, Room, 600, 851 Grand Concourse, Bronx, County of Bronx, State of New York, at 2:00 P.M., the premises described as follows:

3183 Baisley Avenue  
Bronx, NY 10465  
SBL No.: Block 5345 Lot 5

ALL THAT TRACT OF PARCEL OF LAND situate in the Borough and County of Bronx, City and State of New York.

The premises are sold subject to the provisions of the filed judgment, Index No. 380109-2012 in the amount of \$584,597.75 plus interest and costs.

Michael Jablonski, Esq.  
Woods Oviatt Gilman LLP  
Plaintiff's Attorney  
700 Crossroads Building, 2 State St.  
Rochester, New York 14614  
Tel.: 855-227-5072

**LEGAL NOTICE**

STATE OF NEW YORK  
SUPREME COURT: COUNTY OF  
BRONX

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., CSMC MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-6

Plaintiff,  
vs.  
ISAIAS R. GRULLON, et al.,  
Defendants  
.....NOTICE OF SALE IN  
FORECLOSURE

PLEASE TAKE NOTICE THAT

In pursuance of a Judgment of Foreclosure and Sale entered in the office of the County Clerk of Bronx County on November 13, 2017, I, Michael H. Maizes, Esq., the Referee named in said Judgment, will sell in one parcel at public auction on February 5, 2018 at the Bronx County Courthouse, Room 600, 851 Grand Concourse, Bronx, County of Bronx, State of New York, at 2:00 P.M., the premises described as follows:

769 Forest Avenue  
Bronx, NY 10456  
SBL No.: BLOCK 2646 LOT 28

ALL THAT TRACT OF PARCEL OF LAND situate in the Borough of Bronx, City and State of New York

The premises are sold subject to the provisions of the filed judgment, Index No. 35514/2013E in the amount of \$534,227.86 plus interest and costs.

Megan S. Kale, Esq.  
Woods Oviatt Gilman LLP  
Plaintiff's Attorney  
700 Crossroads Building, 2 State St.  
Rochester, New York 14614  
Tel.: 855-227-5072

**LEGAL NOTICE**

STATE OF NEW YORK  
SUPREME COURT: COUNTY OF  
BRONX

WELLS FARGO BANK, NA  
Plaintiff,  
vs.  
RICARDO JAVIER, et al.,  
Defendants

.....NOTICE OF SALE IN  
FORECLOSURE

PLEASE TAKE NOTICE THAT

In pursuance of a Judgment of Foreclosure and Sale entered in the office of the County Clerk of Bronx County on March 13, 2017, I, Albert Cornachio, Esq., the Referee named in said Judgment, will sell in one parcel at public auction on February 5, 2018 at the Bronx County Courthouse, Room 600, 851 Grand Concourse, County of Bronx, State of New York, at 2pm, the premises described as follows:

774 Van Nest Avenue  
Bronx, NY 10462  
SBL No.: 4040-1

ALL THAT TRACT OF PARCEL OF LAND situate in the Borough and County of Bronx, City and State of New York

The premises are sold subject to the provisions of the filed judgment, Index No. 381159 - 2013 in the amount of \$633,941.16 plus interest and costs.

Brettanie L. Hart Saxton, Esq.  
Woods Oviatt Gilman LLP  
Plaintiff's Attorney  
700 Crossroads Building, 2 State St.  
Rochester, New York 14614  
Tel.: 855-227-5072

**LEGAL NOTICE**

SUPREME COURT - COUNTY OF  
BRONX

NATIONSTAR MORTGAGE LLC,  
Plaintiff against  
JOSE A. RODRIGUEZ, JR., et al  
Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on February 2, 2016.

I, the undersigned Referee will sell at public auction at the Bronx County Courthouse, 851 Grand Concourse, Room 600, Bronx, N.Y. on the 5th day of February, 2018 at 2:00 p.m. premises described as follows: All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York.

Said premises known as 1763 Lacombe Avenue, Bronx, N.Y. 10473.  
(Block: 3520, Lot: 6).

Approximate amount of lien \$ 477,675.81 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 380530-11. Gerald Goldsmith, Esq., Referee.

McCabe, Weisberg & Conway, P.C.  
Attorney(s) for Plaintiff  
145 Huguenot Street - Suite 210  
New Rochelle, New York 10801  
(914) 636-8900

**LEGAL NOTICE**

SUPREME COURT - COUNTY OF  
BRONX

NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN, Plaintiffs -against- MOHAMMAD ALAM CHAUDHRY, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein on December 4, 2015 and The Order to Amend the Judgment was entered on October 10, 2017, I, the undersigned Referee will sell at public auction at the Bronx Supreme Courthouse, Room 600, 851 Grand Concourse, Bronx, NY on January 29, 2018 at 2:00 p.m. premises situate, lying and being in the Borough of the Bronx, County of Bronx, City and State of New York, known and designated as Block 4661 and Lot 112 on the Bronx County Tax Assessment Map.

Said premises known as 712R EAST 214TH STREET, BRONX, NY

Approximate amount of lien \$ 7,225.08 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 260589/2013.  
JOHN PERONE, ESQ., Referee  
Phillips Lytle LLP  
Attorney(s) for Plaintiffs  
28 East Main Street, Suite 1400,  
Rochester, NY 14614

**LEGAL NOTICE**

SUPREME COURT - COUNTY OF  
BRONX

NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN, Plaintiffs -against- FORTUNE PROPERTY MANAGEMENT CORP., et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein on May 25, 2016 and The Order to Amend Judgment was entered on

October 10, 2017, I, the undersigned Referee will sell at public auction at the Bronx Supreme Courthouse, Room 600, 851 Grand Concourse, Bronx, NY on January 22, 2018 at 2:00 p.m. premises situate, lying and being in the Borough of the Bronx, County of Bronx, City and State of New York, known and designated as Block 3767 and Lot 18 on the Bronx County Tax Assessment Map.

Said premises known as 1210 LELAND AVENUE, BRONX, NY

Approximate amount of lien \$6,019.54 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 300914/2014.  
LEONARD C. ALOI, ESQ., Referee  
Phillips Lytle LLP  
Attorney(s) for Plaintiffs  
28 East Main Street, Suite 1400,  
Rochester, NY 14614

**LEGAL NOTICE**

SUPREME COURT - COUNTY OF  
BRONX

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE PRIMESTAR-H FUND I TRUST, Plaintiff against AZIZUL HAQUE MOLLIC A/K/A AZIZUL HOGUE MOLLK, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on March 23, 2016.

I, the undersigned Referee will sell at public auction at the Bronx County Courthouse, 851 Grand Concourse, Room 600, Bronx, N.Y. on the 29th day of January, 2018 at 2:00 p.m. premises described as follows: All that certain plot, piece or parcel of land, with buildings an improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, Bounded and described as follows: BEGINNING a point on the easterly line of Balcom Avenue distance 129.75 feet northerly from the corner formed by the intersection of the easterly line of Balcom Avenue and northerly line of Waterbury Avenue; RUNNING THENCE easterly parallel with the northerly line of Waterbury Avenue and part of the distance through the center of party wall 100 feet to a point; RUNNING THENCE northerly parallel with the easterly line of Balcom Avenue 20.25 feet to a point; RUNNING THENCE westerly parallel with the northerly line of Waterbury Avenue 100 feet to the easterly line of Balcom Avenue; RUNNING THENCE southerly along the easterly line of Balcom Avenue 20.25 feet to the point or place of BEGINNING.

Said premises known as 1314 Balcom Avenue, Bronx, N.Y. 10461.

(Block: 5348, Lot: 7).

Approximate amount of lien \$ 794,372.63 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 380775-07. Gerald Scheiowitz, Esq., Referee.  
Stern & Eisenberg, PC  
Attorney(s) for Plaintiff  
Woodbridge Corporate Plaza  
485 B Route 1 South - Suite 330  
Iselin, NJ 08830  
(732) 582-6344

# NYCDOT: Bx6 SBS route camera enforcement to begin

The NYC Department of Transportation will begin issuing bus lane camera violations along the Bx6 Select Bus Service route across the

south Bronx. The corridor has signage indicating the hours that the bus lanes are operable, and that the lanes are camera

enforced. DOT issues warnings to motorists for at least 60 days prior, per state law, when the cameras are first operated to ensure that driv-

ers are informed about the program. Since violations are issued against the vehicle, not the driver, points are not deducted from motorists'

licenses. The Bx12 line, along the Fordham Road SBS corridor, was the first camera-enforced bus lane in the Bronx.

## Wednesday Night Comedy; \$2.7 million jackpot at Empire City Casino

Make a New Year's resolution to laugh a priority with **Empire City Casino** the destination for a pair of Wednesday Night Comedy shows on January 17 and 31 to start 2018 with a smile. Comedy Central funnyman and MSG Networks' The Bracket host, Yannis Pappas, headlines on the 17th, while on-the-rise Westchester-born stand-up Paul Virzi tops the bill on the 31st in the casino's popular Good Time Room.

January 17 headliner Yannis Pappas has appeared on AXS TV, TruTV, VH1 and Good Morning America, and was the first comedian to ever do stand-up on the new Tonight Show with Jimmy Fallon. His album, Let Me Be Yannis, was awarded Album of the Year for 2016 by SiriusXM Comedy, and his half-hour Comedy Central special is available on Amazon, iTunes, and ComedyCentral.com.

Pappas is also co-host of MSG's sports fan show, The Bracket. He will be joined on the 17th by featured stand-up Adrienne Iapalucci and MC Tom Cassidy. Bronx-born Iapalucci competed on season seven of the hit NBC television series, Last Comic Standing, while Cassidy launched his career in Philadelphia at The Laff House Comedy Club.

Westchester-native Paul Virzi takes center stage on January 31. His 2015 debut comedy album Night at the Stand reached #1 on iTunes and #4 on Billboard's Top 100. Virzi has made appearances on a gamut of television

programs including TruTV's Comedy Knockout, AXS TV's Gotham Comedy Live, the NFL Network's Good Morning Football, FOX's Redeye, and has also written for the ESPN ESPY Awards. He was first attracted to stand-up comedy at age nine when he watched Eddie Murphy's Raw. Joining Virzi is featured comedian Randy Syphax, who has performed in the New York Comedy Festival, and the evening's host, Bronston Jones, who stands at 6'7" with giant-sized jokes called "certifiably unique" by LA Weekly.

Doors open at 7 p.m. and the show begins at 8 p.m. Tickets are sold at the door the night of the show. Admission is \$5 for Empire Club Members and \$25 for non-members; non-members can stop by any promotions booth prior to the show and join the Empire Club for free. Elite Club and President's Club members gain free admission. All attendees receive a complimentary drink ticket.

Empire City Casino's IGT Wheel of Fortune Triple Stars® slot machine has recently surpassed the \$2.7-million mark.

Available only at Empire City Casino, the IGT Wheel of Fortune Triple Stars® jackpot can be hit on one of only two machines, playing a \$20 wager on the \$10 denomination machine.

Empire City Casino is open seven days a week from 10 a.m. to 6 a.m. and is located at 810 Yonkers Avenue in Yonkers, NY. For directions and pub-

lic transit information, visit [empirecitycasino.com](http://empirecitycasino.com).

Casita Maria Center For Arts & Education, 928 Simpson Street, will present ¡Si Se Puede! / Yes You Can!, an exhibition honoring and celebrating women of color from yesterday and today who are leaders, mentors, and heroes who chose to be in service of the community. This exhibition, titled after a call to action coined by labor leader and civil rights activist Dolores Huerta, is curated by Casita Maria in collaboration with the Bronx's very own shero Elba Cabrera. ¡Si Se Puede! and Casita Maria youth exhibition, Warrior Women: Mujeres Guerreras are on view Wednesday, January 24 to Thursday, March 29.

Join them for an opening reception on Wednesday, January 24, 6 to 8 p.m. in the Casita Maria Galleries to view artwork by the young leaders of Casita and to learn more about the honorees through photography, film, writing and ephemera.

Upcoming **Wave Hill** programs and events:

**Saturday, January 20; Sunday, January 21:** Family Art Project: Living Sculpture: Patch a green world together with Wave Hill Winter Workspace visiting artist Pedro Ramirez, and make a collaborative, indoor "living sculpture." Working on a premade structure created by Ramirez, use clay slip to add pieces of sod made from bur-

lap and sprouted plants like clover and millet, in a process that represents green husbandry for the planet. Then sprout your own small burlap and clay piece to grow at home. Free, and admission to the grounds is free until noon.

**Saturday, January 20:** Art Workshop: Art Meets Science—Portraits of Giant Insects: Meet artist and entomologist Lawrence Forcella, founder of God of Insects, and find out what it's like to study, collect, breed and "wrangle" insects from around the world. Zoom in for a closer look at Forcella's rare, museum-quality displays, observe live specimens and create your own sketches and drawings of some of the giant, rare insects from his extensive collection. All skill levels welcome. Registration required, online at [wavehill.org](http://wavehill.org) or onsite at the Perkins Visitor Center.

**Sunday, January 21:** Winter Workspace Drop-In Sunday: Artists in the Winter Workspace program share their studio practice with visitors on this Drop-In Sunday. Artists in Session 1 of this program are Tomie Arai, Camille Hoffman, Pedro Ramirez, Jessica Rohrer, Jean Shin and Austin Thomas.

**Sunday, January 21:** Garden Highlights Walk: Join a Wave Hill Garden guide for an hour-long tour of seasonal garden highlights.

Wave Hill is located at 675 West 252nd Street. For further information call (718) 549-3200, ext. 232.

### BY GENE DEFRANCIS

We just announced that May 1st we will hold our 5th Anniversary Cocktail Party at the beautiful Sanz Banquet Hall at 815 Allerton Avenue. At our first cocktail party we honored Community Board 11 district manager Jeremy Warneke for his continued support and literally helping us put Allerton on the map recognizing it as an official neighborhood. Last year we honored MAS CEO Jacqueline Acevedo-Villanueva because without her our community events that we pride ourselves on would be nothing especially our Annual International Food Festival.

This year we are happy and proud to announce that this year's honoree will be

our friend John Cerini who helped us navigate the not for profit paperwork and helped us obtain our 501(c)3 status. Since we felt this was the major breakthrough accomplishment of the year we felt it was fitting that we thank him this way. He went above and beyond for us this year so on May 1st join us as we raise a glass and say thank you to The Bronx Taxman John Cerini. A true friend to the community.

I would also like to remind you that the Allerton Tenant and Homeowners Association Annual Dinner Dance will be in March. Please do not confuse the two and save both dates and attend both functions. ATHA has been going strong for over 40 years and they celebrate with an amaz-

## Allerton International Merchants Association

ing dinner dance at the Marina del Rey. If you have never attended one of their events I highly recommend it. I am humbled and honored to announce that I am the honoree for this year's celebration.

We are very much looking forward to celebrating with our friends and neighbors. If you wish to share a table with me please contact us at [AllertonMerchants@gmail.com](mailto:AllertonMerchants@gmail.com).

Two different events and anniversary parties. One is our Cocktail Party in May the other is ATHA Dinner in

March. Both offer journal ads and tickets for sale. Save your money and attend both. We can never have enough reasons to get together and celebrate.

NYC Department of Transportation approved our request for more lighting up and down our Allerton corridor and we were told this would be completed within this year. I will keep you posted. We are also beginning our paver fundraising to repave the Allerton Alleyway. If you are interested in purchasing a paver you can also contact us at our email address.

Remember our membership offers discounts to our local stores. If these stores are not honoring this discount please let us know. We are looking to strengthen this pro-

gram and assign a permanent manager for the membership.

We are also holding elections in February. Larry Mauriello and Varahn Chamblee were nominated for president. Debby and Christine were both nominated for sergeant at arms. Join us for February's meeting as we announce the new officers. It's time the Allerton International Merchant Association grows another level and stands on its own legs and incorporates new voices and more energy.

We will discover together what this means in the future but it is time to grow and expand and we can not be afraid of change. We must all step up and carry a pound so the weight is not all on a few. Your community is your business.

**LEGAL NOTICE**

SUPREME COURT - COUNTY OF BRONX

NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN and NYCTL 2015-A TRUST AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN, Plaintiffs - against- ORAZIO LAPIETRA A/K/A ORAZIO LA PIETRA, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein on November 1, 2017, I, the undersigned Referee will sell at public auction at the Bronx Supreme Courthouse, Room 600, 851 Grand Concourse, Bronx, NY on January 22, 2018 at 2:00 p.m. premises situate, lying and being in the Borough of The Bronx, County of Bronx, City and State of New York, known and designated as Block 3970 and Lot 34 on the Bronx County Tax Assessment Map.

Said premises known as 1431 ZEREGA AVENUE, BRONX, NY  
Approximate amount of lien \$282,585.25 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 26742/2016E.  
DANIEL ARTHUR PADERNACHT, ESQ., Referee  
Phillips Lytle LLP  
Attorney(s) for Plaintiffs  
28 East Main Street, Suite 1400, Rochester, NY 14614

**LEGAL NOTICE**

SUPREME COURT - COUNTY OF BRONX

NYCTL 2015-A TRUST AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN, Plaintiffs -against- UNITED STATES OF AMERICA, BY THE SECRETARY OF VETERANS AFFAIRS; CLAUDIUS E. JOHNSON, if living, or if he be dead, etc..., et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein on September 12, 2017, I, the undersigned Referee will sell at public auction at the Bronx Supreme Courthouse, Room 600, 851 Grand Concourse, Bronx, NY on January 29, 2018 at 2:00 p.m. premises situate, lying and being in the Borough of Bronx, County of Bronx, State of New York, known and designated as Block: 3561 Lot: 29 on the Bronx County Tax Assessment Map.

Said premises known as LELAND AVENUE, BRONX, NY  
Approximate amount of lien \$4,757.29 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 22027/2016E.  
I. SCOTT EDELSTEIN, ESQ., Referee  
Phillips Lytle LLP  
Attorney(s) for Plaintiffs  
28 East Main Street, Suite 1400, Rochester, NY 14614

**LEGAL NOTICE**

SUPREME COURT - COUNTY OF BRONX

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RASC 2007EMX1, Plaintiff against OSCAR MORAN, REINA MORAN A/K/A REINA CERRATO, MICHAEL MORAN, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on April 28, 2017.

I, the undersigned Referee will sell at public auction at the Bronx County Courthouse, 851 Grand Concourse, Room 600, Bronx, N.Y. on the 29th day of January, 2018 at 2:00 p.m. premises described as follows: All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying ad being in the Borough and County of Bronx, City and State of New York.

Said premises known as 2033 Saint Paul Avenue, Bronx, N.Y. 10461.  
(Block: 4247, Lot: 55).

Approximate amount of lien \$ 854,685.18 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 382941-09. Julia Anne Penachio, Esq., Referee.  
McCabe, Weisberg & Conway, P.C.  
Attorney(s) for Plaintiff  
145 Huguenot Street - Suite 210  
New Rochelle, New York 10801  
(914) 636-8900

**LEGAL NOTICE**

SUPREME COURT - COUNTY OF BRONX

WILMINGTON SAVINGS FUND SOCIETY, FSB DBA CHRISTIANA TRUST AS TRUSTEE FOR HLSS MORTGAGE MASTER TRUST FOR THE BENEFIT OF THE HOLDERS OF THE SERIES 2014-1 CERTIFICATES ISSUED BY HLSS MORTGAGE MASTER TRUST, Plaintiff against

MARINA GARCIA, YVETTE GARCIA, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on November 1, 2016.

I, the undersigned Referee will sell at public auction at the Bronx County Courthouse, 851 Grand Concourse, Room 600, Bronx, N.Y. on the 29th day of January, 2018 at 2:00 p.m. premises described as follows: All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of the Bronx, City and State of New York.

Said premises known as 1159 Vyse Avenue, Bronx, N.Y. 10459.  
Tax ID: 2-02752-0140/0.

Approximate amount of lien \$ 387,647.82 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 380178-13. Edmond J. Pryor, Esq., Referee.  
McCabe, Weisberg & Conway, P.C.  
Attorney(s) for Plaintiff  
145 Huguenot Street - Suite 210  
New Rochelle, New York 10801  
(914) 636-8900

**LEGAL NOTICE**

SUPREME COURT OF THE STATE OF NEW YORK - COUNTY OF BRONX  
REVERSE MORTGAGE SOLUTIONS, INC.

V.  
LENA PERILLI, et al.  
NOTICE OF SALE  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 23, 2017, and entered in the Office of the Clerk of the County of Bronx, wherein REVERSE MORTGAGE SOLUTIONS, INC. is the

Plaintiff and LENA PERILLI, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the BRONX COUNTY COURTHOUSE, 851 GRAND CONCOURSE, ROOM 600, BRONX, NY 10451, on January 29, 2018 at 2:00PM, premises known as 3135 TIEMANN AVENUE, BRONX, NY 10469: Block 4765 Lot 19:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF THE BRONX, CITY AND STATE OF NEW YORK

Premises will be sold subject to provisions of filed Judgment Index # 35006/2015E. SUSAN I. LUBOWITZ, ESQ. - Referee. RAS Boriskin, LLC 900 Merchants Concourse, Suite 106, Westbury, New York 11590, Attorneys for Plaintiff.

**LEGAL NOTICE**

PROBATE CITATION  
SURROGATE'S COURT - BRONX COUNTY

CITATION  
THE PEOPLE OF THE STATE OF NEW YORK

By the Grace of God Free and Independent

File No.: 2017-2152

TO: Attorney General of New York and the Public Administrator of Bronx County and to the unknown heirs at law, and next of kin of Blossom Sprecher, deceased, if they be living, and if they be dead, to their Executors, Administrator, Creditors, and lienors, their husbands or wives or successors in interest.

A petition having been duly filed by Charles J. Gallo, having an address at 934 Allerton Avenue, Bronx, NY 10469.

YOU ARE HERE CITED TO SHOW CAUSE before the Surrogate's Court, Bronx County, at 851 Grand Concourse, Room 406, Bronx, New York on February 20, 2018 at 9:30 o'clock in the forenoon of that day, why a decree should not be made in the estate of BLOSSOM SPRECHER lately domiciled at 1135 Pelham Parkway, Unit 3E, Bronx, NY 10469 admitting to probate a Will dated August 11, 2014, a copy of which is attached, as the Will of BLOSSOM SPRECHER deceased, relating to real and personal property, and directing that

x Letters Testamentary issue to: CHARLES J. GALLO  
Dated, Attested and Sealed  
January 5, 2018  
HON: Hon. Nelida Malave-Gonzalez  
Surrogate  
Michael P. Hausler  
Chief Clerk  
Michael H. Maizes, Maizes & Maizes, LLP  
Attorney for Petitioner  
2027 Williamsbridge Road, Bronx,

NY 10461

Address of Attorney  
718-823-4000  
Telephone Number

(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**

ACCOUNTING CITATION File No. 2013-2475/A

SURROGATE'S COURT - BRONX COUNTY

CITATION  
THE PEOPLE OF THE STATE OF NEW YORK,

By the Grace of God Free and Independent,

TO: Fareda Khan; Attorney General of the State of New York; NYC Department of Social Services; The Department of Taxation and Finance; MSPRC;

FYZOL KHAN, BOBBY HUSSAIN, and POPAN KHAN whose whereabouts are

unknown, if living or dead, to their respective heirs, legatees, creditors in interest whose names are unknown and cannot be ascertained after due diligence and

The unknown distributees, next of kin and heirs at law of OMAR KHAN a/k/a OMAR ALI KHAN, deceased, if living, or if dead, to their respective distributees, next of kin, heirs at law, legatees, devisees, beneficiaries, fiduciaries, assignees, creditors or other successors in interest, whose names and post office addresses are unknown and cannot be ascertained after due diligence;

A Petition having been duly filed by the Public Administrator of the County of Bronx, having offices at 851 Grand Concourse, Room 336, Bronx, New York 10451;

YOU ARE HEREBY CITED TO SHOW CAUSE before the Surrogate's Court of the State of New York, Bronx County, at 851 Grand Concourse, Room 406, Bronx, New York 10451 on February 6, 2018 at 9:30 o'clock in the forenoon of that day, why the Court should not grant the following relief: (1) that the petitioner should not be allowed to settle the action for \$20,000.00 against defendants, Julio Castillo and Gindy Ramden, upon the completion of jurisdiction in this matter; (2) that the proceeds of the settlement of the claim are to be allocated to the action for personal injury; (3) that the account of the Public Administrator of the County of Bronx, a summary of which will be served therewith, as Administrator of the Estate of OMAR KHAN a/k/a OMAR ALI KHAN, deceased, who at the time of his death was a domiciliary of 4528

Richardson Avenue, Bronx, NY, be judicially settled; (4) that the legal fee of The Law Offices of Jeffrey A. Aronsky, P.C. should not be allowed in the sum of \$5,236.15, plus disbursements of \$843.42 for a total of \$6,079.57, upon the settlement of the cause of action; (5) that legal fees of \$1,149.39 as listed in Schedule C-1 of the account, of which \$574.69 will be paid upon the completion of jurisdiction herein and the remaining \$574.70 will be paid upon the entry of a Decree herein, to Rodman & Campbell, P.C. as attorneys for the Public Administrator be allowed; (6) that the Administrator be allowed its statutory charges calculated pursuant to SCPA 1106(3); (7) that the commissions calculated pursuant to SCPA 2307 and 1106 (1) & (2) be allowed; (8) that the possible and contingent claim funeral costs, as noted in Schedule D, be disallowed for failure to present or substantiate a claim against the estate; (9) that the claim of New York City Department of Social Service in the approximate amount of \$83,873.04 be allowed; (10) that the possible claim of Medicare be disallowed for failure to state a claim against the estate; (11) that upon payments as hereinbefore mentioned by the said defendants, the petitioner, as Administrator of the goods, chattels and credits that were of the decedent herein should not execute and deliver to said defendant(s), a full, final and complete release in the claim against them arising out of the aforesaid cause of action together with any other papers necessary to effectuate said compromise; (12) that, in the absence of anyone appearing and filing objections hereto, the entire net estate be paid to New York City Department of Social Service as and for their allowed claim; (13) that, in the event objections are filed herein, the Court hold a hearing to establish the identity of the decedent's distributees and grant pursuant to SCPA 2225 if appropriate; (14) that such other and further relief as the Court may deem just and proper be granted.

HON. NELIDA MALAVE-GONZALEZ

Surrogate  
Michael P. Hausler  
Chief Clerk  
Dated, Attested and Sealed,  
December 12, 2017  
(Seal)

Attorney for Petitioner(s): RODMAN AND CAMPBELL, P.C. Tel. No. (718) 882-2681

Address of Attorney: 1428 East Gun Hill Road, Bronx, New York 10469

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-at-law appear for you.

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# East Bronx History Forum highlights

BY THOMAS X. CASEY

The Huntington Free Library and Reading Room announces the East Bronx History Forum will hold its 127th meeting on Wednesday, January 17 at 7:30 p.m. All meetings are free and open to the public.

The forum presents Kaycie Santiago as our featured presenter. Santiago, then a high school student, delivered a power point presentation in 2015 about the history of Preston High School and Collis P. Huntington, the founder of the Huntington Free Library. Santiago, now an undergraduate at Fordham University has produced a 30-minute film documentary titled 'Mirror Mirror: The Past and Present of Preston High School.'

Santiago, a Bronx resident, is no ordinary researcher and historian. She was recently awarded a Certificate of Honorable Mention from the New York State Archives for her submission of her paper on the Collis P. Huntington homestead, that later became Preston High School in the Bronx. Her hard work and passion easily comes

through when her 90-page paper, bibliography and images are examined. There is an additional reason why her work is of the highest standards; she graduated Preston High School with high honors. It should also be noted that Kaycie was the class Valedictorian from St. Raymond Elementary School in 2013.

This will be the premiere open viewing in the Bronx, of 'Mirror Mirror'. Recently the documentary had its Manhattan premiere at Anthology Film Archives this past November. If you are a parent, student or local historian, this is the time to come out, join, support and enjoy this production of Kaycie Santiago. You can also support Santiago get her film into international film festivals with a go fund me donation at [GoFundMe.com/mirror-mirrors-film-festival-fund](https://www.gofundme.com/mirror-mirrors-film-festival-fund)

Please join us at 7:30 p.m. at The Huntington Free Library, 9 Westchester Square. Street parking is free after 7 p.m. Please view the East Bronx History Forum web page at [BronxNYC.com](http://BronxNYC.com) for details and follow us on Facebook.



Collis P. Huntington Homestead 1898.

## Stay warm - and safe *by Healthy Seniors CliCC*

Brrrr! Here's some advice you probably don't need: Stay Indoors when it's very cold outside, especially if it's also very windy.

Older adults tend to produce less body heat than younger people, and it's harder for them to tell when the temperature is too low.

This can be dangerous, because when your body is in the cold for too long, it begins to lose heat quickly. The result can be hypothermia, a dangerous drop in body temperature.

The warning signs of hypothermia include lots of shivering; cold skin that is pale or ashy; feeling very tired, confused and sleepy; feel-

ing weak; problems walking; slowed breathing or heart rate. Call 911 if you think you or someone else has hypothermia.

Do not rely on shivering alone as a warning sign, since older people tend to shiver less or not at all as their body temperature drops

If you must go outside, don't stay out for very long, and go indoors if you start shivering.

Also, stay dry: Wet clothing chills your body quickly.

And wear layers: Wearing two or three thinner layers of loose-fitting clothing is warmer than a single layer of thick clothing.

Don't forget a hat, gloves or mit-

tens (mittens tend to be warmer than gloves, by the way), a coat and boots and a scarf to cover your mouth and nose and protect your lungs from cold air.

When there is snow on the ground, wear boots with non-skid soles so you're less likely to slip when you walk.

If you use a cane, replace the rubber tip before it is worn smooth. You might also buy (at a medical supply store) an ice pick-like attachment that fits onto the end of the cane to help keep you from slipping when you walk.

You have to be careful indoors, too. If you use space heaters in your

home, make sure they are at least three feet away from anything that might catch fire, such as curtains, bedding and furniture.

Never try to heat your home using a kitchen stove or a charcoal grill.

The Home Energy Assistance Program (HEAP) helps low-income homeowners and renters pay bills for heating fuel, equipment and repairs.

For further information regarding HEAP call RAIN at (718) 239-4358

*Brought to you by Montefiore Medical Group, R.A.I.N. and the Hartford Institute for Geriatric Nursing @ NYU, based on American Geriatric Society materials.*

BY MARY JANE MUSSANO

We would like to wish everyone a very happy, healthy and peaceful New Year! This is the time of year many of us resolve to do the things that are important to us, the things that didn't get done last year and the things that will improve our lives. It isn't easy but one way to make it easier, more fun and raise your odds of success is to find others with the same resolutions and work to achieve these things together.

One way to do this is to join your local civic association. We work hard to improve the quality of life in our communities. We offer paths to better health, connections to local offi-

cial, invitations to local events and other ways to connect you to your community and make your life just a bit better. Most of all, we want to hear your suggestions of how to accomplish these things. We encourage you to join us and help to make our community the very best it can be.

If you live within the boundaries of Bruckner Boulevard to the Hutchinson River Parkway and Bruckner Boulevard to Middletown Road, you fall within our civic area and we would love for you to join us.

It's simple. All you have to do is

**civic  
center**  
**Waterbury LaSalle  
Community Assoc.**

send a check for \$10 made out to Waterbury LaSalle Community Association to 1145 Hobart Avenue, Bronx, NY 10461. This will entitle you to a free subscription to the Bronx Times

Reporter and you will be a member of our civic association for the year 2018.

If you are a member already, please be sure to send us your dues during the month of January. Please remember that if your dues is not received, we must remove you from the Bronx Times Reporter subscription list. We don't want to lose you so please send

in your dues today.

### Next Meeting

Usually, we do not meet during the months of January and February due to the cold weather, but since our meeting date falls late in February we are contemplating a February meeting. Please keep tuned in to our column for a final decision on this.

The new year is bringing many changes, especially involving our taxes. Therefore, our next meeting will bring you very important information regarding these changes. It is crucial that we all are informed as to how these changes will affect us.

So, until our next meeting, please stay safe and warm.

LEGAL NOTICE

ACCOUNTING CITATION File No. 2015-504/A

SURROGATES COURT - BRONX COUNTY SUPPLEMENTAL CITATION

THE PEOPLE OF THE STATE OF NEW YORK, By the Grace of God Free and Independent,

TO: The unknown distributees, next of kin and heirs at law of JOYCE THOMAS a/k/a JOYCE

ELIZABETH THOMAS, deceased, if living, or if dead, to their respective distributees, next of kin, heirs at law, legatees, devisees, beneficiaries, fiduciaries, assignees, creditors or other successors in interest, whose names and post office addresses are unknown and cannot be ascertained after due diligence;

A Petition having been duly filed by the Public Administrator of the County of Bronx, having offices

at 851 Grand Concourse, Room 336, Bronx, New York 10451;

YOU ARE HEREBY CITED TO SHOW CAUSE before the Surrogate's Court of the State of New

York, Bronx County, at 851 Grand Concourse, Room 406, Bronx, New York 10451 on February 13, 2018 at

9:30 o'clock in the forenoon of that day, why the Court should not grant the following relief: (1) that the

account of the Public Administrator of the County of Bronx, a summary of which will be served

therewith, as Administrator of the Estate of JOYCE THOMAS a/k/a JOYCE ELIZABETH

THOMAS, deceased, who at the time of his death was a domiciliary of 3230 Cruger Avenue,

Bronx, NY, be judicially settled; (2) that legal fees of \$5,117.72 as listed in Schedule C-1 of the

account, of which \$2,558.86 will be paid upon the completion of jurisdiction herein and the

remaining \$2,558.86 will be paid upon the entry of a Decree herein, to Rodman & Campbell,

P.C. as attorneys for the Public Administrator be allowed; (3) that the commissions calculated

pursuant to SCPA 2307 and 1106 (1) &; (2) be allowed; (4) that, in the absence of anyone

appearing and filing objections hereto, the entire net estate be paid to NYC Commissioner of

Finance f/b/o unknown distributees; (5) that, in the event objections are filed herein, the Court

hold a hearing to establish the identity of the decedent's distributees and grant pursuant to SCPA

2225 if appropriate; (6) that such other and further relief as the Court may deem just and proper

be granted.

HON. NELIDA MALAVE-GONZALEZ Surrogate Michael P Hausler Chief Clerk Dated, Attested and Sealed,

December 21, 2017 (Seal) Attorney for Petitioner(s): RODMAN

AND CAMPBELL, P.C. Tel. No. (718) 882-2681

Address of Attorney: 1428 East Gun Hill Road, Bronx, New York 10469

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-at-law appear for you.

LEGAL NOTICE

Public Notice

The New York State Department of Environmental Conservation (DEC) has received a Brownfield Cleanup Program (BCP) application from 125 East 144 Street Holdings LLC for a site known as the Former Rocket Jewelry Box Site, site ID #C203106. This site is located in the Borough of Bronx, within the County of Bronx, and is located at 414 Gerard Avenue. Comments regarding this application must be submitted no later than February 16, 2018. A copy of the application and other relevant documents are available at the document repositories located at Mott Haven Library, 321 East 140th Street, Bronx 10454 and Bronx Community Board 1, 3024 Third Avenue, Bronx 10455.

Information regarding the site and how to submit comments can be found at

http://www.dec.ny.gov/chemical/600558.html or send comments to Nathan Freeman, Project Manager, NYSDEC- DER, 625 Broadway-12th Fl, Albany, NY 12233-7016;

nathan.freeman@dec.ny.gov; or call 518-402-9767.

To have information such as this notice sent right to your email, sign up with county email listservs available at www.dec.ny.gov/chemical/61092.html.

LEGAL NOTICE

State of Connecticut

Court of Probate, District of New Haven Regional Children's Probate Court

NOTICE TO William Early, Jr., whose last known residence was in the town of Bronx, NY

Pursuant to an order of Hon. Clifton E. Graves, Jr., Judge, a hearing will be held at New Haven Regional Children's Probate Court, 873 State Street, New Haven, CT 06511-3923 on January 31, 2018 at 9:30 AM on an application for Temporary Custody Pending Removal of Guardian concerning a certain minor child born on July 11, 2001. The Court's decision will affect your interest, if any, as in said application on file more fully appears.

RIGHT TO COUNSEL: If the above-named person wishes to have an attorney, but is unable to pay for one, the Court will provide an attorney upon proof of inability to pay. Any such request should be made immediately by contacting the court office where the hearing is to be held.

By Order of the Court

Karen M. Parzych, Deputy Chief Clerk

LEGAL NOTICE

SUMMONS-SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF BRONX -Laurie Edwards and Clara Jackson-Edwards, Plaintiffs, against Enrique Walcott, Defendant-Index no. 300235/14. Date Filed 1/14/14. Plaintiff Designates Bronx County as the place of trial. The basis of the venue designated is plaintiff's residence. 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); 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. Dated: Whitestone, New York January 3, 2014 This is an action for damages based upon causes of action sounding in indemnity and contribution, breach of deed covenant, unjust enrichment, and fraud and misrepresentation against the above-named defendant pertaining to the property located at 2101 Bussing Avenue, Bronx, New York. The foregoing summons is served upon you by publication pursuant to an order of the Honorable Douglas E. McKeon dated December 5, 2017. Borchert & LaSpina, P.C., By: Helmut Borchert, Esq. Attorneys for Plaintiff, 19-02 Whitestone Expressway-Suite 302, Whitestone, NY 11530 (718) 767-3333.

LEGAL NOTICE

SECOND SUPPLEMENTAL SUMMONS

Index No. 35280/2013E STATE OF NEW YORK SUPREME COURT - COUNTY OF BRONX DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC, Plaintiff,

-vs-

THE HEIRS AT LARGE OF REMA M. STEPHENSON A/K/A REMA STEPHENSON A/K/A REMA JOHNSON, deceased, and all persons who are husbands, widows, grantees, mortgagees, lienors, heirs, devisees, distributees, successors in interest of such of them as may be dead, and their husbands and wives, heirs, devisees, distributees and successors of interest of all of whom and whose names and places are unknown to Plaintiff; JULIO BUDAI A/K/A JULIO A. BUDAI; ODELL MAHABEEN; JOY LEE; MARK STEPHENSON; TOMMY STEPHENSON; DEPARTMENT OF SOCIAL SERVICES OF THE CITY OF NEW YORK ACTING BY AND THROUGH THE COMMISSIONER OF SOCIAL SERVICES OF THE CITY OF NEW YORK; CITY OF NEW YORK DEPARTMENT OF FINANCE PARKING VIOLATIONS BUREAU; UNITED STATES OF AMERICA; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD;

CRIMINAL COURT OF THE CITY OF NEW YORK; "JOHN DOE" AND "JANE DOE" said names being fictitious, it being the intention of Plaintiff to designate any and all occupants of premises being foreclosed herein,

Defendants. Mortgaged Premises: 841 East 215th Street, Bronx, NY 10467 TO THE ABOVE NAMED DEFENDANT(S):

YOU ARE HEREBY SUMMONED to answer the Complaint in the above entitled action and to serve a copy of your Answer on the plaintiff's attorney within twenty (20) days of the service of this Summons, exclusive of the day of service, or within thirty (30) days after service of the same is complete where service is made in any manner other than by personal delivery within the State. The United States of America, if designated as a defendant in this action, may answer or appear within sixty (60) days of service hereof. Your failure to appear or answer will result in a judgment against you by default for the relief demanded in the Complaint. In the event that a deficiency balance remains from the sale proceeds, a judgment may be entered against you, unless the Defendant obtained a bankruptcy discharge and such other or further relief as may be just and equitable.

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 to 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 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.

That this action be amended to include Criminal Court of the City of New York. That these pleadings also be amended to reflect the current Plaintiff New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing as reflected by the Assignment of Mortgage recorded on July 7, 2017 in CRFN 2017000250955.

BRONX County is designated as the place of trial. The basis of venue is the location of the mortgaged premises.

Dated: September 18, 2017 Mark K. Broyles, Esq. FEIN SUCH & CRANE, LLP Attorneys for Plaintiff Office and P.O. Address 28 East Main Street, Suite 1800

Rochester, New York 14614 Telephone No. (585) 232-7400 Block: 4674 Lot: 24 NATURE AND OBJECT OF ACTION

The object of the above action is to foreclose a mortgage held by the Plaintiff recorded in the County of BRONX, State of New York as more particularly described in the Complaint herein.

TO THE DEFENDANT, the plaintiff makes no personal claim against you in this action.

To the above named defendants: The foregoing summons is served upon you by publication pursuant to an order of HON. HOWARD H. SHERMAN, Justice of the Supreme Court of the State of New York, dated October 30, 2017 and filed along with the supporting papers in the BRONX County Clerk's Office. This is an action to foreclose a Mortgage.

ALL that a certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of the Bronx, City and State of New York, bounded and described as follows:

BEGINNING at a point on the Northerly side of East 215th Street, distant Easterly as measured along the same, 429.08 feet from the corner formed by the intersection of the said Northerly side of East 215th Street and the Easterly side of Barnes Avenue, as shown on Section 32 of Final Maps;

RUNNING from said point of beginning in a Northerly direction on a line forming an interior angle of 89 degrees 58 minutes 30 seconds with the last mentioned course, a distance of 114.19 feet to a point;

THENCE Easterly on a line forming an interior angle of 90 degrees 0 minutes 45 seconds with the last mentioned course, a distance of 19.29 feet to a point;

THENCE Southerly on a line forming an interior angle of 89 degrees 59 minutes 15 seconds with the last mentioned course, a distance of 19.29 feet to the point or place of beginning.

TOGETHER with the benefits and subject to the burdens of a driveway easement recorded in Liber 469 cp 177 and another driveway easement recorded in Liber 749 cp 175.

Mortgaged Premises: 841 East 215th Street, Bronx, NY 10467 Tax Map/Parcel ID No.: Block: 4674 Lot: 24 of the BOROUGH of BRONX, NY 10467

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**TO BE INCLUDED IN THIS DIRECTORY CALL (718) 260-8302**

**LEGAL NOTICE**

STATE OF NEW YORK  
SUPREME COURT  
COUNTY OF BRONX  
SUPPLEMENTAL SUMMONS  
Index No. 32172/2017E

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2007-WFHE2, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-WFHE2, Plaintiff,  
v  
ANY UNKNOWN HEIRS, DEVISEES, DISTRIBUTEES OR SUCCESSORS IN INTEREST OF THE LATE COLLINS C. WILLIAMS A/K/A COLLINS C. WILLIAMS II A/K/A COLLINS WILLIAMS, IF LIVING, AND IF ANY BE DEAD, ANY AND ALL PERSONS WHO ARE SPOUSES, WIDOWS, GRANTEES, MORTGAGEES, LIENORS, HEIRS, DEVISEES, DISTRIBUTEES, EXECUTORS, ADMINISTRATORS OR SUCCESSORS IN INTEREST OF SUCH OF THEM AS MAY BE DEAD, AND THEIR SPOUSES, HEIRS, DEVISEES, DISTRIBUTEES AND SUCCESSORS IN INTEREST, ALL OF WHOM AND WHOSE NAMES AND PLACES OF RESIDENCE ARE UNKNOWN TO PLAINTIFF, COLLINS C. WILLIAMS III, RONALD WILLIAMS, UNITED STATES OF AMERICA BY THE INTERNAL REVENUE SERVICE, NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, MSSJ, LLC, DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT, BRONX SUPREME COURT, CRIMINAL COURT OF THE CITY OF NEW YORK, CACH, LLC, CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD, CITY OF NEW YORK DEPARTMENT OF TRANSPORTATION PARKING VIOLATIONS BUREAU, 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 attorneys within thirty days after the service of this summons, exclusive of the day of service, 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.  
This is an attempt to collect a debt and any information obtained will be used for that purpose.  
The foregoing summons is served upon you by publication pursuant to an order of Honorable Mary Ann Brigantti, Justice of the Supreme Court of the State of New York, signed the 4th day of December, 2017, at Bronx, New York.

Block 3972 Lot 9  
ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, bounded and described as follows:

**BEGINNING** at a point on the easterly side of Parker Street, distant 175 feet Northerly from the corner formed by the intersection of the northerly side of Lyon Avenue with the easterly side of Parker Street;

**RUNNING THENCE** Easterly at right angles to Parker Street, 95 feet;

**THENCE** Northerly parallel to Parker Street, 50 feet;

**THENCE** Westerly again at right angles to the easterly side of Parker Street, 95 feet to the easterly side of Parker Street;

**THENCE** Southerly along said easterly side of Parker Street 50 feet to the point or place of **BEGINNING**.

Subject to easement, covenants, and restriction of record.

These premises are also known as 1520 Parker Street A/K/A 1520 Parker Street, Apartment PH, Bronx, NY 10462.

**WOODS OVIATT GILMAN LLP**  
Attorney for Plaintiff  
700 Crossroads Building  
2 State Street  
Rochester, NY 14614

**LEGAL NOTICE**

SUPPLEMENTAL SUMMONS  
Index No. 380488/2011  
STATE OF NEW YORK  
SUPREME COURT - COUNTY OF BRONX  
WILMINGTON SAVINGS FUND SOCIETY, FSB, Plaintiff,

-vs-  
**THE HEIRS AT LARGE OF WALTER J. BUCHANNAN A/K/A WALTER BUCHANAN A/K/A WALTER BUCHANNAN**, deceased, and all persons who are husbands, widows, grantees, mortgagees, lienors, heirs, devisees, distributees, successors in interest of such of them as may be dead, and their husbands and wives, heirs, devisees, distributees and successors of interest of all of whom and whose names and places are unknown to Plaintiff; **DONOVAN BUCHANAN; TANIYA BUCHANAN; PAMELA ABRAHAMS; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; UNITED STATES OF AMERICA; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; "JOHN DOE" AND "JANE DOE"** said names being fictitious, it being the intention of Plaintiff to designate any and all occupants of

premises being foreclosed herein, Defendants.  
Mortgaged Premises: 1788 PITTMAN AVENUE, BRONX NY 10466  
**TO THE ABOVE NAMED DEFENDANT(S):**

**YOU ARE HEREBY SUMMONED** to answer the Complaint in the above entitled action and to serve a copy of your Answer on the plaintiff's attorney within twenty (20) days of the service of this Summons, exclusive of the day of service, or within thirty (30) days after service of the same is complete where service is made in any manner other than by personal delivery within the State. The United States of America, if designated as a defendant in this action, may answer or appear within sixty (60) days of service hereof. Your failure to appear or answer will result in a judgment against you by default for the relief demanded in the Complaint. In the event that a deficiency balance remains from the sale proceeds, a judgment may be entered against you, unless the Defendant obtained a bankruptcy discharge and such other or further relief as may be just and equitable.

**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 to 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 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.**

These pleadings are being amended to include The Heirs at Large of Walter J. Buchanan a/k/a Walter J. Buchanan a/k/a Walter Buchanan, deceased. These pleadings are also being amended to include Donovan Buchanan, Taniya Buchanan, Pamela Abrahams, as possible heirs to the estate of Walter J. Buchanan a/k/a Walter J. Buchanan, deceased, New York City Environmental Control Board, United States of America and New York State Department of Taxation and Finance. These pleadings are also being amended to reflect the current Plaintiff, the assignment of mortgage recorded in Bronx County on March 31, 2017 in CRFN 2017000125443.

BRONX County is designated as the place of trial. The basis of venue is the location of the mortgaged premises.

Dated: July 13, 2017  
Mark K. Broyles, Esq.  
**FEIN SUCH & CRANE, LLP**  
Attorneys for Plaintiff  
Office and P.O. Address  
28 East Main Street, Suite 1800  
Rochester, New York 14614  
Telephone No. (585) 232-7400  
Block: 5011

Lot: 8  
**NATURE AND OBJECT OF ACTION**

The object of the above action is to foreclose a mortgage held by the Plaintiff recorded in the County of BRONX, State of New York as more particularly described in the Complaint herein.

**TO THE DEFENDANT**, the plaintiff makes no personal claim against you in this action.

To the above named defendants: The foregoing summons is served upon you by publication pursuant to an order of HON. MARY ANN BRIGANTTI, Justice of the SUPREME Court of the State of New York, dated November 17, 2017 and filed along with the supporting papers in the BRONX County Clerk's Office. This is an action to foreclose a Mortgage.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, bounded and described as follows:

**BEGINNING** at a point on the southerly side of Pitman Avenue, distant 53.33 feet westerly from the corner formed by the intersection of the southerly side of Pitman Avenue with the westerly side of Wickham Avenue;

**RUNNING THENCE** southerly parallel with the westerly side of Wickham Avenue, and part of the distance through a party wall, 91.72 feet;

**THENCE** westerly parallel with the southerly side of Pitman Avenue, 17.67 feet;

**THENCE** northerly again parallel with the westerly side of Wickham Avenue and part of the distance through another party wall, 91.72 feet to the southerly side of Pitman Avenue;

**THENCE** easterly along the southerly side of Pitman Avenue, 17.67 feet to the point or place of **BEGINNING**.

Mortgaged Premises: 1788 PITTMAN AVENUE, BRONX NY 10466  
Tax Map/Parcel ID No.: Block: 5011 Lot: 8 of the BOROUGH of BRONX, NY 10466

**LEGAL NOTICE**

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF BRONX; Index No.: 32051/2016E. Filed 12/18/2017.

**ROUNDPOINT MORTGAGE SERVICING CORPORATION**, Plaintiff,  
v.

**RAFAEL SOLANO; MARYLOU SOLANO; RAFAEL SOLANO, JR.;** DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; CRIMINAL COURT OF THE CITY OF NEW YORK; WORKERS COMPENSATION BOARD STATE OF NEW YORK; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; **SALTERS SQUARE PHASE I HOME**

**OWNERS ASSOCIATION; BRONX COUNTY CLERK; JOHN DOE** (Said name being fictitious to represent unknown Tenants/Occupants of the subject property and any other party or entity of any kind, if any, having or claiming an interest or lien upon the mortgaged property), Defendants. **SUPPLEMENTAL SUMMONS AND NOTICE.**

**TO THE ABOVE NAMED DEFENDANTS:**

**YOU ARE HEREBY SUMMONED** to answer the Amended Complaint in the above captioned action and to serve a copy of your Answer on the Plaintiff's attorney within twenty (20) days after the service of this Supplemental Summons, exclusive of the day of service, or within thirty (30) days after completion of service where service is made in any other manner than by personal delivery within the State. The United States of America, if designated as a Defendant in this action may answer to appear within sixty (60) days of service hereof. In case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Amended Complaint.

**NOTICE**  
**YOU ARE IN DANGER OF LOSING YOUR HOME**

If you do not respond to this Supplemental Summons and Amended 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 Supplemental Summons and protect your property.

Sending 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.**

To the above named defendants: The foregoing Supplemental Summons is served upon you by publication pursuant to an order of the Hon. Mitchell J. Danziger, a Justice of the Supreme Court of the State of N.Y., dated November 27, 2017 and filed along with the supporting papers in the Bronx County Clerk's Office. This is an action to foreclose a mortgage on the property located 1297 Intervale Avenue, Bronx, NY 10459 also known as Block: 2973 Lot: 76. Bronx County is designated as the place of trial based upon the location of the property being foreclosed. Attorneys for Plaintiff: Stern & Eisenberg, PC, 485 B Route 1 South, Suite 330, Iselin, NJ 08830, T: (516) 630-0288.

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# TOP DRIVER DISTRACTIONS

## Using mobile phones

Leading the list of the top distractions behind the wheel are mobile phones. Phones now do more than just place calls, and drivers often cannot pull away from their phones, even when driving. According to the California Department of Motor Vehicles, studies have shown that driving performance is lowered and the level of distraction is higher for drivers who are heavily engaged in cell

phone conversations. The use of a hands-free device does not lower distraction levels. The percentage of vehicle crashes and near-crashes attributed to dialing is nearly identical to the number associated with talking or listening.

## Daydreaming

Many people will admit to daydreaming behind the wheel or looking at a person or object outside of the car for too long. Per-

haps they're checking out a house in a new neighborhood or thought they saw someone they knew on the street corner. It can be easy to veer into the direction your eyes are focused, causing an accident. In addition to trying to stay focused on the road, some drivers prefer the help of lane departure warning systems.

## Eating

Those who haven't quite mastered walking and

chewing gum at the same time may want to avoid eating while driving. The majority of foods require a person's hands to be taken off of the wheel and their eyes to be diverted from the road. Reaching in the back seat to share some French fries with the kids is also distracting.

Try to eat meals before getting in the car. For those who must snack while en route, take a moment to pull over at

a rest area and spend 10 minutes snacking there before resuming the trip.

## Reading

Glancing at an advertisement, updating a Facebook status or reading a book are all activities that should be avoided when driving. Even pouring over a traffic map or consulting the digital display of a GPS system can be distracting.

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► **REAL ESTATE NOTICES**

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60% AREA MEDIUM INCOME (AMI) UNITS	Unit Size	Monthly Rent <sup>1</sup>	Units Available		Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum – Maximum<sup>4</sup></i>	90% AREA MEDIUM INCOME (AMI) UNITS	Monthly Rent <sup>1</sup>	Units Available		Household Size <sup>2</sup>	Annual Household Income <sup>3</sup> <i>Minimum – Maximum<sup>4</sup></i>
		Studio	\$865	18	→	1 person		\$31,543 - \$40,080		\$1,049	26	→
	1 bedroom	\$929	21	→	1 person	\$33,806 - \$40,080		\$1,320	28	→	1 person	\$47,212 - \$60,120
2 people					\$33,806 - \$45,840	2 people	\$47,212 - \$68,760					
	2 bedroom	\$1,121	10	→	2 people	\$40,423 - \$45,840		\$1,591	14	→	2 people	\$56,538 - \$68,760
3 people					\$40,423 - \$51,540	3 people	\$56,538 - \$77,310					
4 people					\$40,423 - \$57,240	4 people	\$56,538 - \$85,860					
	3 bedroom	\$1,289	5	→	3 people	\$46,732 - \$51,540		\$1,831	8	→	3 people	\$65,315 - \$77,310
4 people					\$46,732 - \$57,240	4 people	\$65,315 - \$85,860					
5 people					\$46,732 - \$61,860	5 people	\$65,315 - \$92,790					
6 people					\$46,732 - \$66,420	6 people	\$65,315 - \$99,630					

<sup>1</sup> Tenant responsible for electricity

<sup>2</sup> Household size includes everyone who will live with you, including parents and children. Subject to occupancy criteria.

<sup>3</sup> Household earnings includes salary, hourly wages, tips, Social Security, child support, and other income. Income guidelines subject to change.

<sup>4</sup> Minimum income listed may not apply to applicants with Section 8 or other qualifying rental subsidies. Asset limits also apply.

#### How Do You Apply?

Apply online or through mail. To apply online, please go to [nyc.gov/housingconnect](http://nyc.gov/housingconnect). To request an application **by mail, send a self-addressed envelope** to: **491 Gerard Avenue Apartments c/o The Wavecrest Management Team, 87-14 116<sup>th</sup> Street, Richmond Hill, NY 11418**. Only send one application per development. Do not submit duplicate applications. Do not apply online and also send in a paper application. Applicants who submit more than one application may be disqualified.

#### When is the Deadline?

Applications must be postmarked or submitted online no later than **March 9, 2018**. Late applications will not be considered.

#### What Happens After You Submit an Application?

After the deadline, applications are selected for review through a lottery process. If yours is selected and you appear to qualify, you will be invited to an interview to continue the process of determining your eligibility. Interviews are usually scheduled from 2 to 10 months after the application deadline. You will be asked to bring documents that verify your household size, identity of members of your household, and your household income.

**Español** Presente una solicitud en línea en [nyc.gov/housingconnect](http://nyc.gov/housingconnect). Para recibir una traducción de español de este anuncio y la solicitud impresa, envíe un sobre con la dirección a: **491 Gerard Avenue Apartments, 87-14 116<sup>th</sup> Street, Richmond Hill, NY 11418**. En el reverso del sobre, escriba en inglés la palabra "SPANISH." Las solicitudes se deben enviar en línea o con sello postal antes de **9 de marzo 2018**.

**简体中文** 访问 [nyc.gov/housingconnect](http://nyc.gov/housingconnect) 在线申请。如要获取本广告及书面申请表的简体中文版，请将您的回邮信封寄送至：**491 Gerard Avenue Apartment, 87-14 116<sup>th</sup> Street, Richmond Hill, NY 11418**。信封背面请用英语注明“CHINESE”。必须在以下日期之前在线提交申请或邮寄书面申请 **2018年3月9日**。

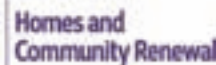
**Русский** Чтобы подать заявление через интернет, зайдите на сайт: [nyc.gov/housingconnect](http://nyc.gov/housingconnect). Для получения данного объявления и заявления на русском языке отправьте конверт с обратным адресом по адресу **491 Gerard Avenue Apartments, 87-14 116<sup>th</sup> Street, Richmond Hill, NY 11418**. На задней стороне конверта напишите слово "RUSSIAN" на английском языке. Заявки должны быть поданы онлайн или отправлены по почте (согласно дате на почтовом штемпеле) не позднее **9 март 2018**.

**한국어** [nyc.gov/housingconnect](http://nyc.gov/housingconnect) 에서 온라인으로 신청하십시오. 이 광고문과 신청서에 대한 한국어 번역본을 받아보시려면 반송용 봉투를 **491 Gerard Avenue Apartments, 87-14 116<sup>th</sup> Street, Richmond Hill, NY 11418**. 으로 보내주십시오. 봉투 뒷면에 "KOREAN" 이라고 영어로 적어주십시오. **2018년 3월 9일**까지 온라인 신청서를 제출하거나 소인이 찍힌 신청서를 보내야 합니다.

**Kreyòl Ayisyen** Aplike sou entènèt sou sitwèb [nyc.gov/housingconnect](http://nyc.gov/housingconnect). Pou resevwa yon tradiksyon anons sa a nan lang Kreyòl Ayisyen, ak aplikasyon an sou papye, voye anvlòp ki gen adrès pou retounen li nan: **491 Gerard Avenue Apartments, 87-14 116<sup>th</sup> Street, Richmond Hill, NY 11418**. Nan dèyè anvlòp la, ekri mo "HATIAN CREOLE" an Anglè. Ou dwe remèt aplikasyon yo sou entènèt oswa ou dwe tenbre yo anvan dat **mas 9, 2018**.

**العربية** تقدم بطلب عن طريق الإنترنت على الموقع الإلكتروني [nyc.gov/housingconnect](http://nyc.gov/housingconnect). للحصول على ترجمة باللغة العربية لهذا الإعلان ولنموذج الطلب الورقي، أرسل مظروف يحمل اسمك وعنوانك إلى: **491 Gerard Avenue Apartments, 87-14 116<sup>th</sup> Street, Richmond Hill, NY 11418**. يجب إرسال نماذج الطلبات عن طريق الإنترنت أو ختمها بخت **9 مارس، 2018**. للمظروف، اكتب باللغة الإنجليزية كلمة "ARABIC".

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CARE AND PROTECTION, TERMINATION OF PARENTAL RIGHTS, SUMMONS BY PUBLICATION, (UNKNOWN PARENT(S)), DOCKET NUMBER: 17CP0409WC, COMMONWEALTH OF MASSACHUSETTS, Worcester County Juvenile Court, 225 Main

Street, Worcester, MA 01608  
TO: Timothy Gates and/or father of Demetrie Hamilton AKA Demetris Trevon Hamilton:  
A petition has been presented to this court by DCF (Worcester), seeking, as to the following child, Demetrie Hamilton AKA Demetris Trevon Hamilton, that said child be found in need of care and protection and committed to the Department of Children and Families.

The court may dispense the rights of the person named herein to receive notice of or to consent to any legal proceeding affecting the adoption, custody, or guardianship or any other disposition of the child named herein, if it finds that the child is in need of care and protection and that the best interests of the child would be served by said disposition.

You are hereby ORDERED to appear in this court, at the court address set forth above, on the following date and time: 03/29/2018 11:00 AM Report  
You may bring an attorney with you. If you have a right to an attorney and if the court determines that you are indigent, the court will appoint an attorney to represent you.  
If you fail to appear, the court may proceed on that date and any date thereafter with a

trial on the merits of the petition and an adjudication of this matter.  
For further information call the Office of the Clerk-Magistrate at 508-831-2000.  
WITNESS: Hon. Carol A. Erskine, FIRST JUSTICE  
Brendan J. Moran, Acting Clerk-Magistrate DATE ISSUED: 01/03/2018

# Boro applauds NYPD changes; 4 promotions have Bronx roots



Assemblyman Sepulveda (l) with 43rd Precinct commanding officer inspector Pichardo. Pichardo was recently promoted to Assistant Chief and will serve as the Patrol Services Bureau's executive officer.

Photo by Bob Kappstatter



Assistant chief Delatorre, current commanding officer of Patrol Borough Staten Island, will now serve as Chief of the Transit Bureau.

File Photo



Deputy chief Hofmann, current executive officer of the Risk Management Bureau, will become Chief of Community Affairs.

File Photo



Chief of patrol Terence Monahan has been promoted to Chief of Department, the NYPD's highest-uniformed rank.

Photo courtesy of NYPD

From page 1

Patrol Services Bureau," stated Assemblyman Luis Sepulveda. "Our loss of this outstanding precinct commander will be the NYPD's and the city's gain. I wish him continued success in his career."

"We're very sad to see inspector Pichardo leave, but if anyone really deserves this promotion, it's him. He's been incredible in the two and a half years he's been commanding officer," said Aurora Carrion, 43rd Precinct Community Council president. "He's a very caring person to his officers, the community and the precinct community council and it's been a honor working with him."

Carrion hopes Pichardo's successor, who has not been named, will continue

his open door policy and keep crime down.

Assistant chief Delatorre, a Throggs Neck resident, is currently the commanding officer of Patrol Borough Staten Island. He is being promoted to Chief of the Transit Bureau.

He joined the police force in November 1979 and has worked at many commands in the Bronx.

Delatorre became executive officer in the Office of the Chief of Department, the Patrol Services Bureau, Patrol Borough Bronx, Patrol Borough Manhattan North, the Housing Bureau and the Community Affairs Bureau.

The newly commissioned 3-star chief served as commanding officer for the 42nd and 43rd precincts and the Police Academy. Delatorre was the Police Academy's commanding officer during

the September 11, 2001 terrorist attacks and sent his cadets to aid recovery and clean-up efforts at Ground Zero.

He replaces retiring chief of transit Joseph Fox.

Current executive officer of the Risk Management Bureau deputy chief Hofmann will become Chief of Community Affairs.

The Bedford Park native is the first Hispanic woman in the NYPD to be promoted to 3-star chief.

In October 1987, Hofmann started her NYPD career serving as a police administrative aide.

In October 1990, she became a police officer employed at various commands in Patrol Borough Bronx and Patrol Borough Manhattan North.

Hofmann served as executive officer of the 42nd Precinct and as command-

ing officer of the 25th and 52nd precincts.

She replaces retiring chief of community affairs Joanne Jaffe.

Current chief of patrol Monahan will be elevated to Chief of Department, the NYPD's highest-uniformed rank.

The Fordham University alum joined the NYPD in January 1982 and started his career with the 41st Precinct.

His impressive resume includes time as the 34th Precinct's executive officer; commanding officer of the 34th, 46th and 48th precincts and of the Narcotics Borough Manhattan North and executive officer of Patrol Borough Bronx and the Office of the Chief of the Department.

Monahan replaces former chief of patrol Carlos Gomez who retired last month.

# Two City Island homes receive landmark designations

From page 1

ing to LPC.

The second designation, the Captain H. Stafford home, is located at 95 Pell Street, and was a "mail-order" house built in 1930 and represents an important period of technological and social innovation in the history of American housing, according to an LPC press release.

While the Bronx Times Reporter was unable to reach the current owners of the Stafford house for comment, the Booth homes' current owners, Wesley and Krista Rodstrom, however, were not as excited about the designation.

"I really didn't want it to be on the historic registry because I was told it was going to be different, that things would change," Wes Rodstrom said. "I enjoy historic preservation, but I don't want restrictions on my home."

Rodstrom, who purchased the home in 1991, said he enjoys the uniqueness of the house, but has been confused about what the designation means for him as a homeowner.



Although the Booth home was estimated to have been built between 1887 and 1893, the current owner of the home, Wesley Rodstrom, said he found newspapers used as insulation in the walls that are dated as early as 1873.

Photo by Landmarks Preservation Commission

Rodstrom explained Barbara Dolensek, the vice president of the City Island Civic and Homeowners Association, whose own home was landmarked in 2000, was the one who informed him of the designation vote and things to expect.

"One of the things that they don't tell you at the beginning is that your entire property, your entire lot not just the house is landmarked, unless they make a certain distinction," said Dolensek, who personally referred her own home for landmarking.

"It's not necessarily a bad thing. There's no evidence that values for the property go down," Dolensek explained. "If it's the whole lot (designated) and you want to add or change any permanent stonework or garages on the property, you have to get LPC approval, which is not always difficult."

Rodstrom said the only correspondence he recalled receiving from LPC was a letter chronicling the timeline of the designation process that had taken place over the last six years.

Rodstrom said he received that letter on November 14, about a week and a half before the vote occurred, with the assumption a representative from LPC would be speaking with them in person, but they had no further contact with LPC.

"I think it's great that the house will always stay," Rodstrom added. "But as a homeowner it's like a double edged sword."

The Landmarks Preservation Commission claims that they sent correspondence to the Rodstroms from the time the home was being considered in 2009, but had never received a response either for or against landmark status.

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