

WOODSIDE HERALD

SERVING SUNNYSIDE-WOODSIDE AND LONG ISLAND CITY

VOL. 75, NO. 39

WOODSIDE, L.I.C., N.Y. FRIDAY, OCTOBER 9, 2009

25 CENTS

An Art Show in Sunnyside

Photos and Story by Sandy Jimenez

(Story on Page 2)



Executive Director of Sunnyside Shines, Alyssa Bonilla with Grand Prize winner Ben Perez and his daughter Sarita.



Alyssa Bonilla and 3RD Place Winner



John Vogt and Jimmy Van Bramer



Angelo Maragos and Paula Hostetter

LIONS CLUB WELCOMES NEW MEMBERS

Photos & Story by Luke Adams

On September 29th the Sunnyside-Woodside Lions Club held their first meeting of the new season at Pete's Grill on Queens Blvd, which was filled with new faces. The new President Eddie Avila, with his team, took total command and created new policies and announced new ideas for the coming term.

The club was honored by past Governor John Noel who came to swear in two new members Sherilyn Jo Sabba-Flanagan and Robert Flanagan who were sponsored by past President Luke Adams. The past Governor was a long time personal friend of Sherilyn's father Buster Sabba, and Sherilyn requested John be the one to keep the Sabba name as part of the club.



Congratulations are in order as Governor John Noel and President Eduardo Avila welcome new Lions, Rob and Sherilyn.



Treasurer Anne Walsh helps new President Eduardo Avila take center stage as Secretary Mary Murphy sits on his other side - a new and united team to start the season.



Financial Advisor, Vincent Renda and Editor of WOODSIDE HERALD, Marlene Sabba.



Tosh Sheridan Entertains the crowd.

Join us on the Lou Lodati FUNdraiser Bus

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to



Sunday November 8th Departing from
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39-41 Queens Blvd
9 AM SHARP Cost \$38.00
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ALL FUNDS RAISED BENEFIT

The Sunnyside Chamber of Commerce
AND STAY IN THE COMMUNITY

A Message From Assemblywoman Catherine Nolan...

October marks the 25th Anniversary of Breast Cancer Awareness Month

Close to 14,000 New York women and around 150 New York men are diagnosed with breast cancer each year. It may be a family member, co-worker, neighbor, friend or even yourself who has battled this disease. Even though it is one of the most common cancers in New York, early detection can lead to successful treatment in many cases – which makes breast cancer awareness a key component to maintaining a healthy life.

The importance of early detection can't be stressed enough. Since breast cancer can be diagnosed at an early, more treatable stage, survival rates are up and treatment can be successful. Practicing regular self-breast exams to identify any changes or irregularities and scheduling regular visits and annual mammograms for women over 40 with health care providers increase the chances of early detection – further increasing the chances of becoming a breast cancer survivor.

There are certain steps that can be taken to reduce the risks of developing breast cancer. Here are a few steps New Yorkers could try, as suggested by the American Cancer Society:

- Breast-feeding, if possible, for at least six months;**
- Avoiding, if possible, the use of post-menopausal hormone therapy;**
- Exercising regularly;**
- Maintaining a healthy weight; and**
- Limiting alcohol use.**

Not all possible causes of breast cancer are known and more research is certainly needed to identify them. And while National Breast Cancer Awareness Month has helped make numerous strides

over the past 25 years, there is much more that needs to be done. It's encouraging that early detection and improved treatment have decreased the chance of dying from breast cancer to 1 in 35, but it still remains that 1 in 8 women will develop breast cancer in her lifetime. That's why this year the Assembly continued its commitment to keeping New Yorkers healthy by passing the following legislation pertaining to breast cancer prevention:

A.1581 – authorizes funding for mapping breast cancer incidences and requiring detailed sales reports of pesticides known to be linked to breast cancer; and

A.5343 – creates an environmental health tracking system to evaluate, among other chronic diseases, breast cancer, so that prevention measures can be taken.

Throughout New York, numerous walks, fundraisers, silent auctions and the like will be held in October to support breast cancer awareness. Functions such as this one allow the community to come together to raise both awareness and money to keep up the fight against breast cancer.

I urge each of you to get informed, share information with loved ones, attend or support a breast cancer awareness function, and reduce your risks of developing breast cancer. To see which cancer service programs are offered in each county, visit the New York State Department of Health's Web site at www.health.state.ny.us/nysdoh/cancer/center/partnerships/ or call its cancer service hotline at (866) 442-2262. You may also visit the National Breast Cancer Awareness Month's Web site at www.nbcam.org or call my office at 718-456-9492.

(Continued from Front Page)

An Art Show In Sunnyside

On Friday, October 2nd, Sunnyside Shines, the organization that manages the local business improvement district, hosted a reception in its new office. The office is located on 43rd street, one block south of Queens Boulevard. The purpose of the party was two-fold. The first reason was to introduce the new office. The second was to show off the hundreds of entries for the Sunnyside Shines Logo Contest. The walls were covered with a diverse array of logos some of which were computer generated and others which were hand drawn. The first place winner, Ben Perez, was present. His design is featured prominently on the front window of the new space and on all of the yellow Sunnyside Shines totes you've seen around town.

To say that the small office was filled to capacity with partygoers is an understatement. The reception spilled out to the sidewalk outside the office and attendees arrived throughout the night. Everyone was greeted by Sunnyside Shines Executive Director, Alyssa Bonilla and Board Chair John Vogt, of White Castle Systems, Inc. Among those in attendance were area residents, business owners, local artists, and politicians such as Marc Leavitt, Jimmy Van Bramer, and Angelo Maragos. Everyone enjoyed wine and cheese and the live music of guitarist Tosh Sheridan. And, of course, seeing art that showcases our neighborhood was a special treat!



Sunnyside Shines Logo Contest

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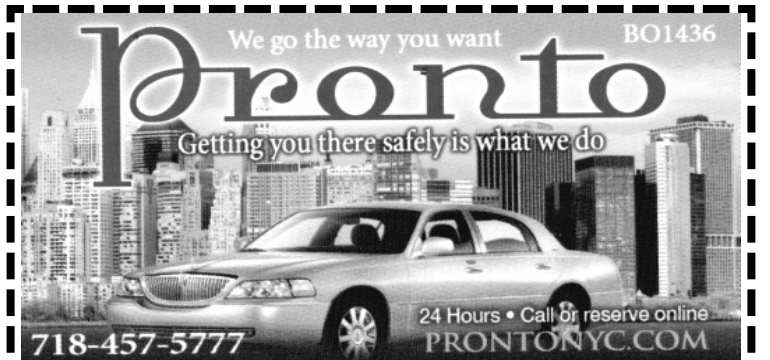
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DAVID SHENTON

St Raphael School, 48 25 37th Street, Long Island City To Reserve Tickets:718 784-0482 Admission: \$15 Complimentary Wine & Beer Other Refreshments & Raffles to be sold October is Breast Cancer Awareness Month Every \$5 of Admission will be donated to SHARE

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**Queens County Democratic Leaders
Join Together for Fundraiser
in Support of
Jimmy Van Bramer for City Council**

Congressmembers Carolyn Maloney, Nydia Velázquez and Anthony Weiner, State Senator Joseph Addabbo, Assemblymember Cathy Nolan and Community Board 2 Chairman Joe Conley invite the public to a fundraiser in support of Jimmy Van Bramer, Democratic nominee for City Council for the 26th District. New York City Council Speaker Christine C. Quinn will be the guest speaker for the evening and Congressman Joseph Crowley will be our special guest.

The fundraiser will be held Tuesday, October 13th, 2009 from 6 p.m. – 8 p.m. at Dazies Restaurant, 39-41 Queens Boulevard in Sunnyside. Hors d'oeuvres and drinks will be served. There is no minimum donation required, but all donations are greatly appreciated. Contributions of up to \$175 from New York City residents are matched 6-1.

Jimmy Van Bramer – who won the Democratic nomination in last month's Primary – is seeking election in the 26th Council District of Western Queens, which includes Sunnyside, Woodside, Long Island City, Astoria and Maspeth. The general election is November 3rd.

Jimmy has been endorsed by *the New York Times*, *the Daily News*, Senator Charles E. Schumer, Congressman Joseph Crowley, Congressman Anthony Weiner, Assemblymember Cathy Nolan, the Working Families Party, SEIU 32BJ, the Hotel Trades Council, SEIU Local 1199, New York League of Conservation Voters, League of Humane Voters, CSEA, UAW Region 9A and DC 37, and many other individuals and organizations.

To RSVP or for more information, contact Jimmy Van Bramer's campaign headquarters at (718) 313-0569 or jimmyvanbramer@gmail.com, or visit www.jimmyvanbramer.com.



To: All Members
Ref:: Sunnyside Chamber Membership Meeting
Date: Tuesday October 13th - 12:30 PM
Place: Dazie's Restaurant, 39-41 Queens Blvd.
Cost: \$20.00 Luncheon (tips and taxes included)
Special Guest: Shawn Slevin of 3P Consulting

**WHAT THE HECK IS "SOCIAL NETWORKING" ANYWAY
AND
WHAT'S IT GOT TO DO WITH ME?**

Shawn Slevin will present the Chamber with a Power Point presentation to explain in detail what "Social Networking" means and how it might help us in our businesses. Slevin is usually paid for her presentations but Board Member Rebecca Barker has prevailed upon her to address us gratis!

Shawn is a management consultant with 20 years of experience who has delivered in excess of \$50 million in savings to her clients through business focused Human Capital programs. For the past five years, she has been coaching businesses on how to use these tools as a component of their marketing and communications plans and recruitment and training strategies. Her clients include: Society of Human Resource Management; New York Human Resource Planners; National Association of Female Executives; the Small Business Association; Ernst & Young; New York State Society of Certified Public Accountants and InfraGuard. She also volunteers her time as a youth advocate and founder of the non-profit Swim Strong Foundation, which saves and changes children's lives through swimming.

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Those
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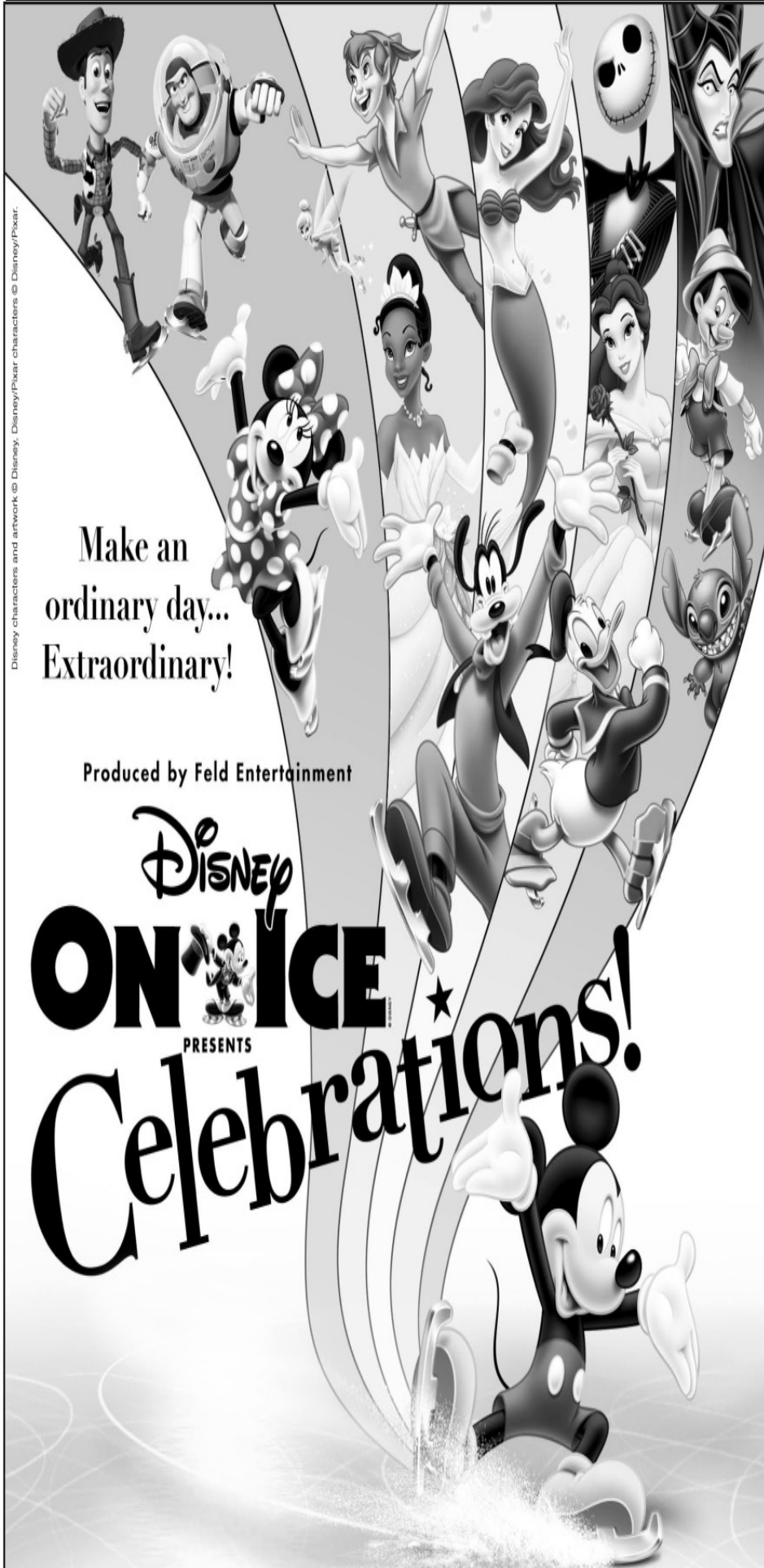
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NYPD RODMAN'S NECK FIRING RANGE

By San Vargas

On Saturday, Oct. 4th, members of the citizens Police Academy were invited to the New York City Department of Police Firearms and Tactics section, located at Rodmans Neck outdoor shooting range, in the Bronx. The State Assemblywoman's staff, community liaisons, Eddie Cadiz, and San Vargas, were welcomed by Commanding Officer, Michael J. Hurley, to observe and listen to the departments policies and procedures concerning the firing of weapons. The 54-acre facility is where a majority of the uniformed members of the NYPD, Bomb Squad, Emergency, Aviation, Harbor, Undercover and Corrections are trained. The mission and function of the Firearms and Tactics section is to develop skills required for the safe and proficient use of firearms, the instruction and re-qualification of all uniformed members of the service with firearms. Also, to provide entry level training for newly hired officers. In addition, to provide strategy and tactics training to minimize firearm use, and to improve firearms safety. Police recruits are given a 13-day course of basic and tactics training. Invitees observed live fire of various weapons used by the Police. Safety goggles and special ear protection devices were provided for our safety. Live action street arrest situations were demonstrated. Our thanks to the 108th and 114th Precinct Community Affairs Officers for our invites. A special thank you to Police Officer Joe Agosto for his Leno/ Letterman like lecture presentation. It made for a pleasant and enjoyable day.



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NOV. 10 - 15

Tue	Wed	Thu	Fri	Sat	Sun
NOV. 10	NOV. 11	NOV. 12	NOV. 13	NOV. 14	NOV. 15
7:30 PM*	7:00 PM	7:00 PM	10:30 AM	11:00 AM	11:00 AM
			7:00 PM	3:00 PM	3:00 PM
				7:00 PM	7:00 PM

NOV. 18 - 22

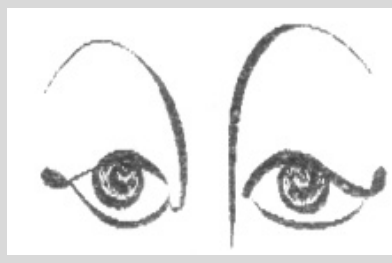
Wed	Thu	Fri	Sat	Sun
NOV. 18	NOV. 19	NOV. 20	NOV. 21	NOV. 22
7:30 PM*	7:30 PM	7:30 PM	10:30 AM	1:00 PM
			7:30 PM	5:00 PM

NOV. 24 - 29

Tue	Wed	Thu	Fri	Sat	Sun
NOV. 24	NOV. 25	NOV. 26	NOV. 27	NOV. 28	NOV. 29
7:30 PM*	10:30 AM	11:00 AM	10:30 AM	10:30 AM	
	3:00 PM		3:00 PM	3:00 PM	
	7:30 PM		7:30 PM	7:30 PM	7:30 PM

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“Celebrating 21 Years....”



The Maragos family and Campaign Manager, Paula Hostetter, at Campaign Fund Raiser held at Sidetracks restaurant.

The Rev. Joshua Hollmann is the New Pastor of Christ Lutheran Church in Woodside

The Rev. Joshua Hollmann has been installed as the Pastor of Christ Lutheran Church, Woodside. The Rev. Dr. David H. Benke, Bishop of the Atlantic District of the Lutheran Church Missouri Synod, officiated at the service, which was held on September 20, 2009. The United Bangali Lutheran Church of America, Rev. James S. Roy, Pastor, jointly hosted the event and joined the congregation at Christ Church for the service of praise.

Rev. Hollmann is a native of Kenkakee, IL and grew up in San Francisco. His prior service was at Ascension Lutheran Church of Montreal, where he worked in its Hospitality Ministry reaching out to the city's immigrant and refugee communities, especially those from South Asia.

Hollmann holds a Master of Divinity degree from Concordia Seminary, St. Louis, and he studied for one year at Cambridge University, England. He earned an undergraduate degree from Valparaiso University and is a PhD candidate in Religious Studies at McGill University, Montreal, where he is researching Christian-Muslim dialogue.

Rev. Hollmann is married to the former Amie Rose, a graphic designer and freelance writer. They have a four year old son, Elijah, who attends Christ Lutheran Church's Child

Care Center. The Hollmanns reside in Jackson Heights.

Christ Lutheran Church and Christ Child

serves children ages 3 through 5. The Center offers a free Universal Pre-Kindergarten program. To contact the Child Care Center, call 718-205-1425. Christ Lutheran Church also offers free weekly English as a Second Language Classes (ESL) on Saturday mornings from 10:00 am – 12:00 pm and on Sunday afternoons from 2:00 pm – 4:00 pm. If you would like more information about Christ Church or their free ESL, please call the Church at 718-639-3945.

The mission and history of the Atlantic District of the Lutheran Church Missouri Synod (LCMS) has been to welcome and embrace each wave of immigrants and newcomers from around the world. Covering metropolitan New York, Long Island, the Hudson Valley, and the Capital Region, and supporting over 100 congregations, the Atlantic District is set in one of the most diversely populated areas on earth. The work of the Atlantic District is boundless, bringing God's Word and Love to people from all walks of life. Among the

many Atlantic District missions are ministries to Hispanic, African immigrant, Southern Asian and deaf communities. Learn more about the mission and ministries of the Atlantic District, LCMS, at www.ad-lcms.org

Care Center are located at 33-57 58th Street, Woodside, NY. Weekly Sunday worship service is at 11:00 am. All are welcome. Christ Lutheran Church is a diverse and welcoming community of faith for all people. The Child Care Center is open year round and



WOODSIDE CHILD NEEDS YOUR HELP!



Hi, my name is Sophia and I'm 2 yrs old-almost 3. I have a rare and serious condition called Aplastic Anemia, which means I have almost complete bone marrow failure. The doctors say that I will not survive a bone marrow transplant from an outside donor, and I am really sick.

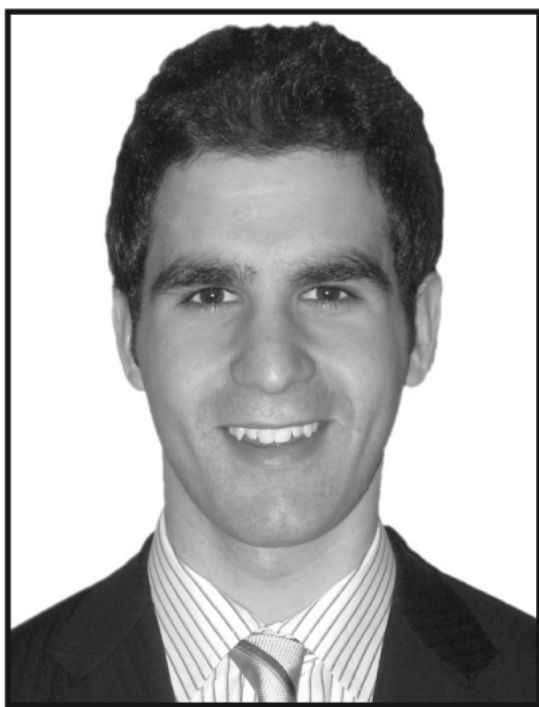
So the only option to save my life is if my mommy needs a special procedure, to have an HLA Identical Sibling, so I can get a transplant from my sibling to save my life, and cure me. But insurance doesn't cover this, and it is a LOT of money, so we really need some help!

If you want to know how you can help, you can make a donation to 'Sophia's Fund' and help me get better.

Please make contributions to Sophia Tavolacci and mail it to Sophia's Fund, P.O. BOX 770423, Woodside, NY 11377. There is no amount too small-every penny counts and could help save my life.

If you cant help with a donation, please pray for me to get better. **BIG Hugs- Sophia**
P.S.- I have my own web site that will explain the information further.

<http://www.caringbridge.org/visit/sophiatavolacci>



Angelo Maragos for City Council

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SUMMONS AND NOTICE OF OBJECT OF ACTION STATE OF NEW YORK SUPREME COURT: COUNTY OF QUEENS **ACTION TO FORECLOSE A MORTGAGE** INDEX NO.: 9047/09 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR BCAP LLC TRUST 2007-AA2 Plaintiff, vs. NUBIA GENAO, Defendant(s). MORTGAGED PREMISES: 34-35 110TH SREET, CORONA, NY 11368 SBL #: BLOCK 1754 LOT 95 TO THE ABOVE NAMED DEFENDANT: You are hereby summoned to answer the Complaint in this action, and to serve a copy of your answer, or, if the Complaint is not served with this Summons, to serve a notice of appearance, on the Plaintiff(s) attorney(s) within twenty days after the service of this Summons, exclusive of the day of service (or within 30 days after the service is complete if this Summons is not personally delivered to you within the State of New York). In case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint. The Attorney for Plaintiff has an office for business in the County of Erie. Trial to be held in the County of Queens. The basis of the venue designated above is the location of the Mortgage Premises. Dated this 21st day of September, 2009, Steven J. Baum, P.C., Attorney(s) For Plaintiff(s), 220 Northpointe Parkway, Suite G, Amherst, NY 14228 TO: NUBIA GENAO, Defendant(s) In this Action. The foregoing Summons is served upon you by publication, pursuant to an order of HON. ROGER N. ROSENGARTEN of the Supreme Court of the State of New York, dated the 8th day of September, 2009 and filed with the Complaint in the Office of the Queens County Clerk, in the City of Jamaica. The object of this action is to foreclose a mortgage upon the premises described below, executed by NUBIA GENAO dated the 26th day of March, 2004, to secure the sum of \$328,000.00, and recorded at Instrument No. 2004000310573 in the Office of the Clerk of the County of Queens, on the 18th day of May, 2004. The plaintiff is also the holder of a mortgage in the amount of \$224,527.25 which mortgage was recorded on January 11, 2007 in Instrument Number: 2007000021478. The mortgage was subsequently modified or consolidated with the mortgage referred to in Instrument Number: 2004000310573 by a Consolidation, Extension and Modification Agreement recorded on January 25, 2007 in CRFN: 2007000047329 to form a single lien in the amount of \$542,000.00; which mortgage was duly assigned by assignment dated the 24th day of March, 2009, and sent for recording in the Office of the Queens County Clerk. The property in question is described as follows: 34-35 110TH SREET, CORONA, NY 11368 SEE FOLLOWING DESCRIPTION Block 1754 and Lot 95 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 Queens, City and State of New York, in the 2nd Ward, known and designated on a certain map entitled "Map of S. Osgood Pell & Co., Map No 4 of Lots at Louona Park property of Edmund L. Baylies, Esq. surveyed 4/11/1903 by George W. Haveland and filed 2/26/04 old No 2139 as and by Lot No 1213 in Block 29 which said lot is more particularly bounded and described as follows: BEGINNING at a point on the Easterly side of 110th Street (Bayliss Street) distant 334.62 feet Southerly from the corner formed by the intersection of the Easterly side of 110th Street and the Southerly side of 34th Avenue; RUNNING THENCE Easterly at right angles to 110th Street part of the distance through a party wall, 100 feet; THENCE Southerly parallel with 110th Street, 20 feet; THENCE Westerly again at right angles to 11th Street, 100 feet to the said Easterly side of 110th Street; THENCE Northerly along said Easterly side of 110th Street, 20 feet to the point or place of BEGINNING. Premises known as 34-35 110th Street, Corona, New York **HELP FOR HOMEOWNERS IN FORECLOSURE NEW YORK STATE LAW REQUIRES THAT WE SEND YOU THIS NOTICE ABOUT THE FORECLOSURE PROCESS. PLEASE READ IT CAREFULLY. SUMMONS AND COMPLAINT YOU ARE IN DANGER OF LOSING YOUR HOME. IF YOU FAIL TO RESPOND TO THE SUMMONS AND COMPLAINT IN THIS FORECLOSURE ACTION, YOU MAY LOSE YOUR HOME. PLEASE READ THE SUMMONS AND COMPLAINT CAREFULLY. YOU SHOULD IMMEDIATELY CONTACT AN ATTORNEY OR YOUR LOCAL LEGAL AID OFFICE TO OBTAIN ADVICE ON HOW TO PROTECT YOURSELF. SOURCES OF INFORMATION AND ASSISTANCE** The state encourages you to become informed about your options in foreclosure. In addition to seeking assistance from an attorney or legal aid office, there are government agencies and non-profit organizations that you may contact for information about possible options, including trying to work with your lender during this process. To locate an entity near you, you may call the toll-free helpline maintained by the New York State Banking Department at 1-877-BANK-NYS (1-877-226-5697) or visit the department's website at WWW.BANKING.STATE.NY.US. **FORECLOSURE RESCUE SCAMS** Be careful of people who approach you with offers to "save" your home. There are individuals who watch for notices of foreclosure actions in order to unfairly profit from a homeowner's distress. You should be extremely careful

about any such promises and any suggestions that you pay them a fee or sign over your deed. State law requires anyone offering such services for profit to enter into a contract which fully describes the services they will perform and fees they will charge, and which prohibits them from taking any money from you until they have completed all such promised services. § 1303 NOTICE NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home. Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property. Sending a payment to your mortgage company will not stop this foreclosure action. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. DATED: September 21, 2009 Steven J. Baum, P.C., Attorney(s) For Plaintiff(s), 220 Northpointe Parkway, Suite G, Amherst, NY 14228 The law firm of Steven J. Baum, P.C. and the attorneys whom it employs are debt collectors who are attempting to collect a debt. Any information obtained by them will be used for that purpose. 10/2, 10/9, 10/16 and 10/23

File No.: 2008-2616 CITATION, THE PEOPLE OF THE STATE OF NEW YORK BY THE GRACE OF GOD, FREE AND INDEPENDENT TO: Delores Pieropan, Lois Fuller, Marilyn Love, Marlene F. Auston, Jason Zengen, Attorney General of the State of New York, NYH Med Cntr of Queens, I.C. System, Inc., Aphrodite Andreadis Department Stores National Bank, Sears Credit Cards, Chun Yao Wang, Queens Physician Associates, Consolidated Edison Company of New York, Inc., CCS Medical, Allied Interstate - account # 016868922, TVR Communications, RUI Credit Services, AT&T Mobility, GC Services Limited Partnership, Network Recovery Services, Inc., Chase Cardmember Services, Time Warner Cable of NYC, Allied Interstate - account # 56764357, Total Care RX - Regal Pharmacy, Main Street Radiology at Bayside, Stephen P. Esposito MD, NCO Financial Systems, Inc-NBV, NYHMCQ Emergency Practice Plan. The unknown distributees, legatees, devisees, heirs at law and assignees of LEON ALLEN AKA LEON RUSSELL ALLEN, deceased, or their estates, if any there be, whose names, places of residence and post office addresses are unknown to the petitioner and cannot with due diligence be ascertained. Being the persons interested as creditors, legatees, distributees or otherwise in the Estate of LEON ALLEN AKA LEON RUSSELL ALLEN, deceased, who at the time of death was a resident of 42-62 157th Street, Flushing, in the County of

Queens, State of New York. Send Greeting: Upon the petition of LOIS M. ROSENBLATT, Public Administrator of Queens County, who maintains her office at 88-11 Sutphin Boulevard, Jamaica, Queens County, New York 11435, as Temporary Administrator of the Estate of LEON ALLEN AKA LEON RUSSELL ALLEN, deceased, you and each of you are hereby cited to show cause before the Surrogate at the Surrogate's Court of the County of Queens, to be held at the Queens General Courthouse, 6th Floor, 8811 Sutphin Boulevard, Jamaica, City and State of New York, on the 29th day of October, 2009 at 9:30 o'clock in the forenoon, why the Account of Proceedings of the Public Administrator of Queens County, as Temporary Administrator of the Estate of said deceased, a copy of which is attached, should not be judicially settled, and why the Surrogate should not fix and allow a reasonable amount of compensation to GERARD J. SWEENEY, ESQ., for legal services rendered to petitioner herein in the amount of \$1,205.61 and that the Court fix the fair and reasonable additional fee for any services to be rendered by GERARD J. SWEENEY, ESQ., hereafter in connection with proceedings on kinship, claims etc., prior to entry of a final Decree on this accounting in the amount of 6% of assets or income collected after the date of the within accounting; and why the Surrogate should not fix and allow an amount equal to one percent on said Schedules of the total assets on Schedules A, A1, and A2 plus any additional monies received subsequent to the date of this account, as the fair and reasonable amount payable to the Office of the Public Administrator for the expenses of said office pursuant to S.C.P.A. §1106(4); and why the following claims should not be paid pro-rata to the extent of the net distributable estate: NYH Med Cntr of Queens in the amounts of \$47,886.22 for services rendered from 3/18/08 to 3/28/08 and \$300.00 for services rendered from 9/12/07 to 9/14/07, I.C. System, Inc. in the amount of \$12.93, Aphrodite Andreadis in the amount of \$500.00, Department Stores National Bank in the amount of \$529.53, Sears Credit Cards in the amount of \$192.65, Chun Yao Wang in the amount of \$480.00, Queens Physician Associates in the amount of \$837.50, Consolidated Edison Company of New York, Inc. in the amount of \$69.72, CCS Medical in the amount of \$316.00, Allied Interstate, account number 016868992, in the amount of \$31.18, TVR Communications in the amount of \$15.75, RUI Credit Services in the amount of \$152.15, AT&T Mobility in the amount of \$26.17, GC Services Limited Partnership in the amount of \$39.87, Network Recovery Services, Inc. in the amounts of \$300.00 from services on 9/12/07 and \$300.00 for services on 4/19/08, Chase Cardmember Service in the amounts of \$976.14 for account number 5260210011528188 and

\$3,073.70 for account number 4226610153263252, Time Warner Cable of NYC in the amount of \$160.05, Allied Interstate, account number 56764357, in the amount of \$4,520.64, Total Care RX - Regal Pharmacy in the amount of \$468.72, Main Street Radiology at Bayside in the amount of \$3,326.00, Stephen P. Esposito MD in the amount of \$2,876.70, NCO Financial Systems, Inc-NBV in the amount of \$40.94, NYHMCQ Emergency Plan in the amounts of \$35.36 for services on 3/18/08, \$35.36 for services rendered on 5/15/08, and \$342.00 for services rendered on 9/12/07; and why the purported Last Will and Testament should not be denied probate; and why the net distributable estate should not be distributed to all proven claims, pro-rata, Dated, Attested and Sealed 17th day of September, 2009 HON. ROBERT L. NAHMAN Surrogate, Queens County ALICEMARIE E. RICE Clerk of the Surrogate's Court GERARD J. SWEENEY, ESQ. (718) 459-9000 95-25 Queens Boulevard, 11th Floor, Rego Park, New York 11374. This citation is served upon you as required by law. You are not obliged to appear in person. If you fail to appear it will be assumed that you do not object to the relief requested unless you file formal legal, verified objections. You have a right to have an attorney-at-law appear for you. Accounting Citation. 9/25, 10/2, 10/9, 10/16

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS Central Mortgage Company, Plaintiff, - against- Brahamavar M. Saleem, if living, or if either or all be dead, their wives, husbands, heirs-at-law, next of kin, distributees, executors, administrators, assignees, lienors, creditors, successors in interest and generally all persons having or claiming under, by or through said Brahamavar M. Saleem by purchase, inheritance, lien or otherwise, of any right, title or interest in and to the premises described in the complaint herein, and the respective husbands, wives, widow or widowers of them, if any, all of whose names are unknown to the plaintiff, State of New York, "JOHN DOE" and "JANE DOE", said names being fictitious parties intended being possible tenants or occupants of premises, Defendants. Index No. 13201/09 Date Summons Filed: May 20, 2009 SUPPLEMENTAL SUMMONS Basis of venue is property being situated in the above specified county 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 the Summons, to serve a Notice of Appearance on the Plaintiff's Attorney within twenty (20) days after the service of this Summons, exclusive of the day of service, where service is made by delivery upon you personally within the State, or within thirty (30) days after completion of service where

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service is made in any other manner, and in case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint. Dated: Syosset, New York September 14, 2009 ZAVATSKY, MENDELSON & LEVY, LLP, Attorneys for Plaintiff, By: Peter G. Zavatsky, P.O. Box 510, 33 Queens Street, Syosset, NY 11791-0510 (516) 921-1200 TO THE ABOVE NAMED DEFENDANTS: The foregoing Summons is served upon you by publication pursuant to an Order of Hon. Kevin J. Kerrigan, Justice of the Supreme Court of the State of New York, bearing date August 31, 2009 and filed with the Complaint in the County of QUEENS, State of New York. The object of this action is to foreclose a mortgage upon the premises described below, executed to Fairmont Funding, Ltd. by Brahamavar M. Saleem in the amount of \$517,500.00, which mortgage was recorded at Control # 2008000340801 on August 26, 2008 in the County of QUEENS, State of New York. The property in question is described as follows: ALL that certain plot, piece or parcel of land situate lying and being in the Fourth Ward, Borough of Queens, City and State of New York, known and designated on a certain map entitled, "Merrick Park, Fourth Ward, Borough of Queens, City of New York, June 1914, Metropolis Engineering Company, Jamaica, New York, "O. Elandson, Civil Engineer and City Surveyor, President" filed in the Office of the Clerk of the County of Queens, August 14, 1914 as Map 363 as and by Lots Numbered 28 and 29 in Block No. 10, bounded and described as follows: BEGINNING at the corner formed by the intersection of the southerly side of 108th Avenue, (formerly Cumberland Street) with the easterly side of 173rd Street, (formerly Oakwood Avenue) as said Cumberland Street and Oakwood Avenue are shown on said map; RUNNING THENCE easterly along the southerly side of 108th Avenue, 40.152 feet; THENCE southerly parallel with 173rd Street, 101.11 feet; THENCE westerly at right angles to 173rd Street, 40 feet; THENCE northerly parallel with 173rd Street, 104.59 feet to the point or place of BEGINNING. SAID PREMISES KNOWN AS 173-02 108th Avenue, Jamaica, NY. 9/18, 9/25, 10/2, 10/9

SUMMONS AND NOTICE OF OBJECT OF ACTION STATE OF NEW YORK SUPREME COURT: COUNTY OF QUEENS **ACTION TO FORECLOSE A MORTGAGE** INDEX NO.: 28603/08 COUNTRYWIDE HOME LOANS SERVICING, L.P. Plaintiff, vs. ALLISON SEGOBIN MOHAMOD, BARBARA MOHAMOD, Defendant(s). MORTGAGED PREMISES: 140-20 159TH STREET, NY 11434 SBL #: BLOCK: 12314, LOT: 140 TO THE ABOVE NAMED DEFENDANT: You are hereby summoned to answer the Complaint in this action, and to serve a copy of your answer, or, if the Complaint is not served with

this Summons, to serve a notice of appearance, on the Plaintiff(s) attorney(s) within twenty days after the service of this Summons, exclusive of the day of service (or within 30 days after the service is complete if this Summons is not personally delivered to you within the State of New York). In case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint. The Attorney for Plaintiff has an office for business in the County of Erie. Trial to be held in the County of Queens. The basis of the venue designated above is the location of the Mortgaged Premises. Dated this 1st day of October, 2009, Steven J. Baum, P.C., Attorney(s) For Plaintiff(s), 220 Northpointe Parkway, Suite G, Amherst, NY 14228 TO: ALLISON SEGOBIN MOHAMOD and BARBARA MOHAMOD, Defendant(s) In this Action. The foregoing Summons is served upon you by publication, pursuant to an order of HON. JAMES J. GOLIA of the Supreme Court of the State of New York, dated the 25th day of September, 2009 and filed with the Complaint in the Office of the Queens County Clerk, in the City of Jamaica. The object of this action is to foreclose a mortgage upon the premises described below, executed by ALLISON SEGOBIN MOHAMOD and BARBARA MOHAMOD dated the 6th day of February, 2008, to secure the sum of \$417,000.00, and recorded at Instrument No. 2008000061638 in the Office of the Clerk of the County of QUEENS, on the 13th day of February, 2008; which mortgage was duly assigned by assignment dated the 21st day of November, 2008, and sent for recording in the Office of the Queens County Clerk. The property in question is described as follows: 140-20 159TH STREET, JAMAICA, NY 11434 SEE FOLLOWING DESCRIPTION Block 12314 and Lot 140 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 queens, City and State of New York, known and designated on a certain map entitled, "Jamaica Junction Choice City Lots" situate in the Fourth Ward, Borough of Queens, New York City, surveyed by Lewis T. Haney, 1908 as Lot 42 and the Northerly 5 feet of Lot 43, Block 6, bounded and described as follows: BEGINNING at a point on the Westerly side of 159th Street, formerly Earlington Avenue, distant 375 feet Northerly from the corner formed by the intersection of the Westerly side of 159th Street with the Northerly side of North Conduit Boulevard, also known as Southern Boulevard; RUNNING THENCE Westerly parallel with North Conduit Boulevard, 100 feet; THENCE Northerly parallel with 159th Street, 25 feet; THENCE Easterly again parallel with North Conduit Boulevard, 100 feet to the Westerly side of 15p Street; THENCE Southerly along the Westerly side of 159th Street, 25

feet to the point or place of BEGINNING. Premises known as 140-20 159th Street, Jamaica, New York **HELP FOR HOMEOWNERS IN FORECLOSURE NEW YORK STATE LAW REQUIRES THAT WE SEND YOU THIS NOTICE ABOUT THE FORECLOSURE PROCESS. PLEASE READ IT CAREFULLY. SUMMONS AND COMPLAINT YOU ARE IN DANGER OF LOSING YOUR HOME. IF YOU FAIL TO RESPOND TO THE SUMMONS AND COMPLAINT IN THIS FORECLOSURE ACTION, YOU MAY LOSE YOUR HOME. PLEASE READ THE SUMMONS AND COMPLAINT CAREFULLY. YOU SHOULD IMMEDIATELY CONTACT AN ATTORNEY OR YOUR LOCAL LEGAL AID OFFICE TO OBTAIN ADVICE ON HOW TO PROTECT YOURSELF. SOURCES OF INFORMATION AND ASSISTANCE** The state encourages you to become informed about your options in foreclosure. In addition to seeking assistance from an attorney or legal aid office, there are government agencies and non-profit organizations that you may contact for information about possible options, including trying to work with your lender during this process. To locate an entity near you, you may call the toll-free helpline maintained by the New York State Banking Department at 1-877-BANK-NYS (1-877-226-5697) or visit the department's website at WWW.BANKING.STATE.NY.US. **FORECLOSURE RESCUE SCAMS** Be careful of people who approach you with offers to "save" your home. There are individuals who watch for notices of foreclosure actions in order to unfairly profit from a homeowner's distress. You should be extremely careful about any such promises and any suggestions that you pay them a fee or sign over your deed. State law requires anyone offering such services for profit to enter into a contract which fully describes the services they will perform and fees they will charge, and which prohibits them from taking any money from you until they have completed all such promised services. § 1303 NOTICE **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**

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THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. DATED: October 1, 2009, Steven J. Baum, P.C., Attorney(s) For Plaintiff(s), 220 Northpointe Parkway, Suite G, Amherst, NY 14228 The law firm of Steven J. Baum, P.C. and the attorneys whom it employs are debt collectors who are attempting to collect a debt. Any information obtained by them will be used for that purpose. 10/9, 10/16, 10/23, 10/30

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Financial Strategies for Your 50s and 60s

When you first started out in your career, you may have focused on paying off student loans, buying a home and, hopefully, starting to save for retirement. Generally speaking, these are pretty straightforward goals. But by the time you enter your 50s and 60s, your financial objectives may be somewhat more complex, so you will need to take great care in creating and implementing the right strategies.

What You'll Need - and What You'll Have (During your 20s, 30s and 40s, you may have put away as much as you could afford in your 401(k) and IRA, but your more immediate concerns were paying someone else: your student loan provider, your mortgage company, your children's college, etc. But once you reach your 50s, you may have finished with these types of obligations. And that gives you an opportunity to look ahead.

For starters, you'll want to envision the type of retirement lifestyle you want. Of course, you may have done this exercise when you were younger, but, over time, your plans could easily have changed. Now it's time to really take a close look at what you

expect from retirement. Where will you live? Will you travel much? Volunteer? Open a small business? The possibilities are vast - and so are the differences in cost. So, to navigate your course during the years left until you retire, you will want to know what your retirement will look like - and how much it will cost.

Once you know about how much money you will need to fund your retirement, your next step is to look at your potential retirement assets: Social Security payments, distributions from your 401(k) or other employer-sponsored plan, and income from your personal investments, such as bond interest and stock dividends. Factoring in all these resources, will you have enough to enjoy a retirement that could last two or three decades? If not, what can you do about it during the years before you retire? Should you adjust your portfolio to provide more growth? Can you put in still more to your 401(k) and IRA? If you have "maxed out" on these vehicles, should you look for another tax-advantaged retirement vehicle, such as an annuity?

Clearly, these are not simple

questions to answer, which is why you may be able to benefit from working with a financial professional - someone who knows your situation and can help you create individualized strategies to meet your goals.

Put Estate Plans in Place (Beyond estimating the cost of your retirement lifestyle, and assessing your financial preparedness, what else can you do in your 50s and 60s to make sure you are on track to meet all your goals? You need to do your estate planning.

Specifically, you will want to have the appropriate legal documents in place. Do you have the correct beneficiaries named on your insurance policies? Do you have a will and a living trust to make sure that your assets will be distributed according to your wishes? Do you have a durable power of attorney so that someone can make financial decisions on your behalf if you become incapacitated?

By working with an experienced estate-planning attorney and tax professional you can protect your financial interests - and those of your family. So don't delay - the sooner you start, the less you will have to worry about in retirement.

This article comes as a courtesy of your local Edward Jones Financial Advisor Vincent Renda, located at 47-01 Queens Blvd. Suite 203 Sunnyside NY 11104. Phone him at 718-361-1306.

REAL ESTATE FACTS

by RITA LOWRY
WELCOME HOME REAL ESTATE



DON'T TAKE EVERYTHING

If you plan to move while your home is still listed for sale, you may face a marketing challenge - the vacant home. While lived-in home sales may be more attractive during showings, there is much you can do to present your vacant property successfully.

On the outside, give your home an occupied look by asking a neighbor to park their car in your driveway, open and close your drapes, and retrieve any mail that still arrives. During the warm season, have a lawn service maintain the yard (in the winter, a snow removal service may be in order).

On the inside, create a sense of space by leaving some strategically placed pieces of furniture, like a few chairs, tables and lamps. You can create a "bed" by covering an empty box mattress or several moving boxes with a thick comforter.

If you remove furniture that reveals blemishes on the walls, repair and repaint those. If you notice that the carpeting is faded after you've moved furniture, consider replacing if possible.

Keep it feeling pleasant indoors during all season by keeping your power on after you move, and having a neighbor or family member set the temperature at a minimum comfortable setting according to seasonal conditions.

Your agent will have even more suggestions for marketing a vacant home, so put that experience to good use!

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2 Investment-grade bonds are those with a rating of AAA to BBB and/or Aaa to Baa. Contact your local Edward Jones financial advisor for more information about maturity dates and applicable call provisions.

Call or visit your local financial advisor today.



Vincent C Renda
Financial Advisor
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Pet of the Week

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**3-year-old Coco snuggles in
for a shot for her Mommy,
Melissa Psitos.**



Submit a picture of your pet and you just might see it in the Woodside Herald!

Submit photos to SherilynSabba@WoodsideHerald.com