

LEGALS

To Place A Legal Notice
Email: legals@tbrnewsmedia.com

PUBLIC NOTICE
BAM TACTICAL LLC
Notice of Formation of a domestic Limited Liability Company (LLC), Articles of Organization filed with Secretary of State of NY on 08/22/2024. NY office location: Suffolk County. Secy of State is designated as agent upon whom process against the LLC may be served. Secy of State shall mail a copy of any process against the LLC served upon him/her to 16 Birchwood Dr., Port Jefferson Station, NY 11776. Purpose: to engage in any lawful act or activity.

242240 12/5 6x ptr

NOTICE OF SALE SUPREME COURT COUNTY OF SUFFOLK THE BANK OF NEW YORK MELLON FKA THE

BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2004-J11, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-J11, Plaintiff AGAINST ALI KAYA, AYSE KAYA, ET AL., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered September 19, 2019, I, the undersigned Referee will sell at public auction at the Brookhaven Town Hall, 1 Independence Hill, Farmingville, NY 11738 on January 29, 2025 at 10:30AM, premises known as 1 Pal Court, Shoreham, NY 11786. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being at Shoreham, in the Town of

Brookhaven, County of Suffolk and State of New York, Section: 127.00 Block: 01.00 Lot: 004.001. Approximate amount of judgment \$798,353.03 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #029748/2013. The aforementioned auction will be conducted in accordance with the SUFFOLK County COVID-19 Protocols located on the Office of Court Administration (OCA) website (<https://ww2.nycourts.gov/Admin/oca.shtml>) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. Karen C. Napolitano, Esp., Referee McCalla Raymer Leibert Pierce, LLC 420 Lexington

Avenue-Suite 840 New York, NY 10170
21-01876NY 83755

245630 12/26 4x ptr

NOTICE OF PUBLIC HEARING BOARD OF ZONING APPEALS TOWN OF BROOKHAVEN

PURSUANT TO THE PROVISIONS OF ARTICLE IV, SEC. 85-55 (B) OF THE BUILDING ZONE ORDINANCE OF THE TOWN OF BROOKHAVEN, NOTICE IS HEREBY GIVEN THAT THE BOARD OF ZONING APPEALS WILL, IN ACCORDANCE WITH OPEN MEETINGS LAW, HOLD THE FOLLOWING, AT ONE INDEPENDENCE HILL, FARMINGVILLE, N.Y.:

1. A PUBLIC HEARING ON WEDNESDAY, **JANUARY 8,**

2025 (2ND FLOOR AUDITORIUM) COMMENCING **AT 2:00 P.M.** (THE PUBLIC HEARING WILL BE LIVE STREAMED OVER THE INTERNET AT <https://brookhavenny.portal.civicclerk.com>, TO CONSIDER THE MATTERS LISTED BELOW and 2. A WORK SESSION ON JANUARY 8, 2025, (PUBLIC DINING AREA 2ND FLOOR) COMMENCING AT THE END OF THE CALL OF THE PUBLIC HEARING CALENDAR, TO DISCUSS THE DECISION CALENDAR

PORT TIMES RECORD

2. Julie Welischar, Trustee, 19 Bridle Path, Port Jefferson, NY. Location: West side of Bridle Path, 207.30' South of North Country Rd., Port Jefferson. Applicant

requests front yard setback and minimum and total side yard variances for proposed garage addition (0200 09000 0500 003000)

25. Thomas Deacy & Danielle Padrevita, 20 E. Grove St., Port Jefferson Station, NY. Location: West side of E. Grove St. 336.81' North of Kentucky Ave., Port Jefferson Station. Applicant requests rear yard variances for existing roof over and existing masonry fireplace. (0200 25700 0300 005000)

CASES WILL BE HEARD AT THE DISCRETION OF THE BOARD.

HOWARD M. BERGSON
CHAIRMAN

247170 1/2 1x ptr

NOTICE OF SALE

SUPREME COURT COUNTY OF SUFFOLK, CITIMORTGAGE, INC., Plaintiff, vs. SANDY LIANG A/K/A SANDY C. LIANG A/K/A SANDY LIANG CHIU A/K/A SANDY L. CHIU, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on August 2, 2024, I, the undersigned Referee will sell at public auction at the Town of Huntington, Huntington Town Hall, 100 Main Street, Huntington, NY 11743, on January 15, 2025, at 10:00 AM, premises known as 24 EUGENE STREET, MELVILLE, NY 11747. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Huntington, County of Suffolk and State of New York, District: 0400, Section: 259.00, Block: 02.00, Lot: 066.000. Approximate amount of judgment is \$482,214.52 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 603713/2022.

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, the Mortgagee's attorney, or the Referee.

For Sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

DANIELLE COYSH, Esq.,
Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

240330 12/12 4x thn

Notice of Formation of Ocean Glow Aesthetics LLC, filed with the Secretary of State of New York (SSNY) on November 18, 2024. Office location: Suffolk County. SSNY has been designated as the agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: 34 Maple Street Northport NY 11768 Purpose: Any lawful purpose.

243350 12/12 6x thn

Notice of Formation of KNJ Angles Wellness NP in Family Health PLLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/29/2024. Office location: Suffolk County. SSNY designated for service of

process. SSNY shall mail process to: 46 Route 25A, Suite #6, East Setauket, NY 11733. Purpose: Any lawful activity.

245020 12/19 6x thn

Supplemental Summons and Notice of Object of Action SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF SUFFOLK ACTION TO FORECLOSE A MORTGAGE INDEX #: 611068/2024 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST Plaintiff, vs CHRISTOPHER D POGGIOLI IF LIVING, AND IF HE/SHE BE DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, CLAIMING, OR WHO MAY CLAIM TO HAVE AN INTEREST IN, OR GENERAL OR SPECIFIC LIEN UPON THE REAL PROPERTY DESCRIBED IN THIS ACTION; SUCH UNKNOWN PERSONS BEING HEREIN GENERALLY DESCRIBED AND INTENDED TO BE INCLUDED IN WIFE, WIDOW, HUSBAND, WIDOWER, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS, AND ASSIGNEES OF SUCH DECEASED, ANY

AND ALL PERSONS DERIVING INTEREST IN OR LIEN UPON, OR TITLE TO SAID REAL PROPERTY BY, THROUGH OR UNDER THEM, OR EITHER OF THEM, AND THEIR RESPECTIVE WIVES, WIDOWS, HUSBANDS, WIDOWERS, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS, AND ASSIGNS, ALL OF WHOM AND WHOSE NAMES, EXCEPT AS STATED, ARE UNKNOWN TO PLAINTIFF INDIVIDUALLY AND AS HEIR TO THE ESTATE OF KAREN NEARY, UNKNOWN HEIRS OF KAREN NEARY IF LIVING, AND IF HE/SHE BE DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, CLAIMING, OR WHO MAY CLAIM TO HAVE AN INTEREST IN, OR GENERAL OR SPECIFIC LIEN UPON THE REAL PROPERTY DESCRIBED IN THIS ACTION; SUCH UNKNOWN PERSONS BEING HEREIN GENERALLY DESCRIBED AND INTENDED TO BE INCLUDED IN WIFE, WIDOW, HUSBAND, WIDOWER, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS, AND ASSIGNEES OF SUCH DECEASED, ANY

AND ALL PERSONS DERIVING INTEREST IN OR LIEN UPON, OR TITLE TO SAID REAL PROPERTY BY, THROUGH OR UNDER THEM, OR EITHER OF THEM, AND THEIR RESPECTIVE WIVES, WIDOWS, HUSBANDS, WIDOWERS, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS, AND ASSIGNS, ALL OF WHOM AND WHOSE NAMES, EXCEPT AS STATED, ARE UNKNOWN TO PLAINTIFF, PEOPLE OF THE STATE OF NEW YORK, UNITED STATES OF AMERICA ON BEHALF OF THE IRS, BRANDON MATTHEWS AS EXECUTOR AND DEVISEE OF THE ESTATE OF JOSEPH T. MATTHEWS, WHO WAS HEIR TO THE ESTATE OF KAREN NEARY, KURT MATTHEWS AS DEVISEE OF THE ESTATE OF JOSEPH T. MATTHEWS, WHO WAS HEIR TO THE ESTATE OF KAREN NEARY, JOHN DOE (Those unknown tenants, occupants, persons or corporations or their heirs, distributees, executors, administrators, trustees, guardians, assignees, creditors or successors claiming an interest in the mortgaged premises.) Defendant(s). MORTGAGED PREMISES: 11 Stevens Place Huntington Station, NY 11746 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 Supplemental Summons, to serve a notice of appearance, on the Plaintiff(s) attorney(s) within twenty days after the service of this Supplemental Summons, exclusive of the day of service (or within 30 days after the service is complete if this Supplemental 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 Suffolk. The basis of the venue designated above is the location of the Mortgaged Premises. TO Christopher D Poggioli Individually And As Heir To The Estate Of Karen Neary, Unknown Heirs of Karen Neary Defendants In this Action. The foregoing Supplemental Summons is served upon you by publication, pursuant to an order of HON. C. Stephen Hackeling of the Supreme Court Of The State Of New York, dated the Fifth day of December, 2024 and filed with the Complaint in the

Office of the Clerk of the County of Suffolk, in the City of Riverhead. The object of this action is to foreclose a mortgage upon the premises described below, executed by Karen Neary (who died on March 12, 2017, a resident of the county of Suffolk, State of New York) dated the June 14, 2007, to secure the sum of \$360,000.00 and recorded at Book 21571, Page 534 in the Office of the Suffolk County Clerk on July 20, 2007. The mortgage was subsequently assigned by an assignment executed March 29, 2012 and recorded on May 21, 2012, in the Office of the Suffolk County Clerk at Book 22206, Page 594. The mortgage was subsequently assigned by an assignment executed February 14, 2014 and recorded on April 11,

2014, in the Office of the Suffolk County Clerk at Book 22478, Page 985. The mortgage was subsequently modified on September 22, 2016. The mortgage was subsequently assigned by an assignment executed March 11, 2022 and recorded on June 18, 2022, in the Office of the Suffolk County Clerk at Book 23429, Page 980. The property in question is described as follows: 11 Stevens Place, Huntington Station, NY 11746 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: December 11, 2024 Gross Polowy LLC Attorney(s) For Plaintiff(s) 1775 Wehrle Drive, Suite 100 Williamsville, NY 14221 The law firm of Gross Polowy LLC 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. 83832

247060 12/26 4x thn

Notice of formation WONG & WU PROPERTY LLC. Articles of Organization filed with the Secretary of State of New York SSNY on 08/22/2024. Office located in SUFFOLK. SSNY has been designated for service of process. SSNY shall mail copy of any process served against the LLC 296 MAIN STREET, HUNTINGTON NY 11374 Purpose: any lawful purpose.

247120 12/19 6x thn

NOTICE OF SALE

SUPREME COURT COUNTY

OF SUFFOLK, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC4, Plaintiff, vs. NANCY GRAFFEO, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee's Report and Judgment of Foreclosure and Sale duly entered on October 8, 2024, I, the undersigned Referee will sell at public auction at the Huntington Town Hall, 100 Main Street, Huntington, NY 11743 on January 30, 2025 at 11:30 a.m., premises known as 78 Hayloft Court, Huntington Station, NY 11746. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected,

situate, lying and being in the Town of Huntington, County of Suffolk and State of New York, District 0400, Section 104.02, Block 01.00 and Lot 017.000. Approximate amount of judgment is \$605,614.94 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #619275/2021. Cash will not be accepted.

Thomas A. Abbate, Esq., Referee

Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, New York 10591, Attorneys for Plaintiff

247140 12/26 4x thn

Notice of formation of Sip Social Long Island LLC. Articles of Organization filed with the Secretary of State of New York SSNY on 8/19/24. Office located in Suffolk County. SSNY has been designated for service of process. SSNY shall mail copy of any process served against the LLC 26 Grant Ave W Babylon, NY 11702. Purpose: Any lawful purpose.

240720 11/28 6x vbr

NOTICE OF FORMATION OF UNITED STUDIOS PMA LLC. Articles of Organization filed with the Secretary of New York (SSNY) on 09/23/2024, Office location: Suffolk county. SSNY has been designated as the registered agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of the process to the LLC: ZENBUSINESS INC. 41 STATE STREET, SUITE 112 ALBANY, NY, 12207, USA, Purpose" Any lawful purpose.

242480 12/5 6x vbr

NOTICE OF FORMATION OF GAMAI LLC. Articles of Organization filed with the Secretary of New York (SSNY) on 09/09/2024, Office location: Suffolk county. SSNY has been designated as the registered agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of the process to the LLC: ZENBUSINESS INC. 41 STATE STREET, SUITE 112 ALBANY, NY, 12207, USA, Purpose" Any lawful purpose.

242490 12/5 6c vbr

Notice of formation of Panzi F.I. LLC. Articles of Organization filed with Secretary of State of New York (SSNY) on 12-9-2024. Office location: Suffolk County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to the LLC: 14 Lewis Walk, P.O. Box 4154, Cherry Grove, NY

11782. Purpose: Any lawful purpose.

246800 12/19 6x vbr

NOTICE OF PUBLIC HEARING BOARD OF ZONING APPEALS TOWN OF BROOKHAVEN

PURSUANT TO THE PROVISIONS OF ARTICLE IV, SEC. 85-55 (B) OF THE BUILDING ZONE ORDINANCE OF THE TOWN OF BROOKHAVEN, NOTICE IS HEREBY GIVEN THAT THE BOARD OF ZONING APPEALS WILL, IN ACCORDANCE WITH OPEN MEETINGS LAW, HOLD THE FOLLOWING, AT ONE INDEPENDENCE HILL, FARMINGVILLE, N.Y.:
1. A PUBLIC HEARING ON WEDNESDAY, **JANUARY 8, 2025** (2ND FLOOR AUDITORIUM) COMMENCING **AT 2:00 P.M.** (THE PUBLIC HEARING WILL BE LIVE STREAMED OVER THE INTERNET AT <https://brookhavenny.portal.civicclerk.com>, TO CONSIDER THE MATTERS

LISTED BELOW and 2. A WORKSESSION ON JANUARY 8, 2025, (PUBLIC DINING AREA 2ND FLOOR) COMMENCING AT THE END OF THE CALL OF THE PUBLIC HEARING CALENDAR, TO DISCUSS THE DECISION CALENDAR

VILLAGE BEACON RECORD

16. John E. & Kim M. Greenlee, 81 Jamaica Dr., Sound Beach, NY. Location: North side Jamaica Dr. 238.80' East of Westbury Dr., Sound Beach. Applicant requests division of a parcel into 2 plots, A & B, requiring lot area, lot frontage, front yard setback, rear yard, minimum & total side yard variances for proposed one family dwelling on plot A. (0200 01300 0800 018000 & 019000)

17. John E. & Kim M. Greenlee, 81 Jamaica Dr., Sound Beach, NY. Location: North side Jamaica Dr. 238.80' East of Westbury Dr., Sound Beach Location: North side Jamaica Dr.

328.80' East of Westbury Dr., Sound Beach. Applicant requests lot area, lot frontage, minimum & total side yard variances for existing one family dwelling on plot B.

30. Scott Clareen & Christine Clareen Revocable Trust, c/o Andrew Malguarnera 713 Main St., Port Jefferson, NY. Location: West side of Blackfoot Trail 457.79' South of Vee Jay Dr., Shoreham. Applicant requests side yard variance for existing detached garage. (0200 10500 0100 021000)

CASES WILL BE HEARD AT THE DISCRETION OF THE BOARD.

HOWARD M. BERGSON CHAIRMAN

247200 1/2 1x vbr

Supplemental Summons and Notice of Object of Action SUPREME COURT OF THE STATE OF NEW YORK

COUNTY OF SUFFOLK ACTION TO FORECLOSE A MORTGAGE INDEX #: 624472/2018 U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST Plaintiff, vs DAWN IVONE SAEED AKA DAWN I. IVONE AS HEIR TO THE ESTATE OF DOLORES IVONE, ROBERT PAUL IVONE AKA BOBBY IVONE AS HEIR TO THE ESTATE OF DOLORES IVONE, UNKNOWN HEIRS OF DOLORES IVONE IF LIVING, AND IF HE/SHE BE DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, CLAIMING, OR WHO MAY CLAIM TO HAVE AN INTEREST IN, OR GENERAL OR SPECIFIC LIEN UPON THE REAL PROPERTY DESCRIBED IN THIS ACTION; SUCH UNKNOWN PERSONS BEING HEREIN GENERALLY DESCRIBED AND INTENDED TO BE INCLUDED IN WIFE, WIDOW, HUSBAND, WIDOWER, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS,

LEGALS

To Place A Legal Notice
Email: legals@tbrnewsmedia.com

EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS, AND ASSIGNEES OF SUCH DECEASED, ANY AND ALL PERSONS DERIVING INTEREST IN OR LIEN UPON, OR TITLE TO SAID REAL PROPERTY BY, THROUGH OR UNDER THEM, OR EITHER OF THEM, AND THEIR RESPECTIVE WIVES, WIDOWS, HUSBANDS, WIDOWERS, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS, AND ASSIGNS, ALL OF WHOM AND WHOSE NAMES, EXCEPT AS STATED, ARE UNKNOWN TO PLAINTIFF, JPMORGAN CHASE BANK, N.A. FKA JPMORGAN CHASE BANK, COMMISSIONER OF SOCIAL SERVICES OF SUFFOLK COUNTY, SOCIAL SERVICES DISTRICT, NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, PEOPLE OF THE STATE OF NEW YORK, UNITED STATES

OF AMERICA ACTING THROUGH THE IRS, "JOHN DOE" Defendant(s). MORTGAGED PREMISES: 12 NORTH RIDGE DRIVE CORAM, NY 11727 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 Supplemental Summons, to serve a notice of appearance, on the Plaintiff(s) attorney(s) within twenty days after the service of this Supplemental Summons, exclusive of the day of service (or within 30 days after the service is complete if this Supplemental 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 Suffolk. The basis of the venue designated

above is the location of the Mortgaged Premises. TO Unknown Heirs of Dolores Ivone Defendants In this Action. The foregoing Supplemental Summons is served upon you by publication, pursuant to an order of H O N . C h r i s t o p h e r Modelewski of the Supreme Court Of The State Of New York, dated the Fourth day of December, 2024 and filed with the Complaint in the Office of the Clerk of the County of Suffolk, in the City of Riverhead. The object of this action is to foreclose a mortgage upon the premises described below, executed by Dolores Ivone (who died on December 28, 2022, a resident of the county of Suffolk, State of New York) and Steve Ivone (who died on March 27, 2020, a resident of the county of Suffolk, State of New York) dated the March 3, 2003, to secure the sum of \$220,000.00 and recorded at Book 20345, Page 133 in the Office of the Suffolk County Clerk on March 27, 2003. The

consolidated mortgage was subsequently assigned by an assignment executed June 20, 2006 and recorded on September 5, 2006, in the Office of the Suffolk County Clerk at Book 21375, Page 893. Plaintiff is also holder of a mortgage dated June 15, 2006 executed by Dolores Ivone and Steve Ivone to secure the sum of \$54,342.62 and recorded at Book 21375, Page 892 in the Office of the Suffolk County Clerk on September 5, 2006. Said mortgage was consolidated with the mortgage referred to at Book 20345, Page 133 by a Consolidation, Extension and Modification Agreement executed by Dolores Ivone and Steve Ivone dated June 15, 2006 and recorded September 5, 2006 at Book 21375, Page 894 in the Office of the Suffolk County Clerk to form a single lien in the amount of \$265,000.00. The consolidated mortgage was subsequently assigned by an assignment executed October 28, 2015 and

recorded on October 27, 2016, in the Office of the Suffolk County Clerk at Book 22750, Page 902. The consolidated mortgage was subsequently assigned by an assignment executed November 10, 2015 and recorded on October 27, 2016, in the Office of the Suffolk County Clerk at Book 22750, Page 903. The consolidated mortgage was subsequently assigned by an assignment executed April 29, 2019 and recorded on May 16, 2019, in the Office of the Suffolk County Clerk at Book M00023028, Page 607. The property in question is described as follows: 12 NORTH RIDGE DRIVE, CORAM, NY 11727 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: December 13, 2024 Gross Polowy LLC Attorney(s) For Plaintiff(s) 1775 Wehrle Drive, Suite 100 Williamsville, NY 14221 The law firm of Gross Polowy LLC 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. 83867

247420 12/26 4x vbr

ABERDEEN BETHESDA ENTERPRISES LLC Notice of formation of ABERDEEN BETHESDA ENTERPRISES LLC. Arts. of Org. filed with SSNY on 12/8/2024. Office location: Suffolk County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of the process to the LLC: 6 Cedarwood Court, East Setauket, NY 11733. Purpose: Any lawful purpose.

245650 12/19 6x vth

NOTICE OF
PUBLIC HEARING
BOARD OF
ZONING APPEALS
TOWN OF BROOKHAVEN

PURSUANT TO THE PROVISIONS OF ARTICLE IV, SEC. 85-55 (B) OF THE BUILDING ZONE ORDINANCE OF THE TOWN OF BROOKHAVEN, NOTICE IS HEREBY GIVEN

THAT THE BOARD OF ZONING APPEALS WILL, IN ACCORDANCE WITH OPEN MEETINGS LAW, HOLD THE FOLLOWING, AT ONE INDEPENDENCE HILL, FARMINGVILLE, N.Y.:

1. A PUBLIC HEARING ON WEDNESDAY, **JANUARY 8, 2025** (2ND FLOOR AUDITORIUM) COMMENCING **AT 2:00 P.M.** (THE PUBLIC HEARING WILL BE LIVE STREAMED OVER THE

INTERNET AT <https://brookhavenny.portal.civicclerk.com>, TO CONSIDER THE MATTERS LISTED BELOW and 2. A WORKSESSION ON JANUARY 8, 2025, (PUBLIC DINING AREA 2ND FLOOR) COMMENCING AT THE END OF THE CALL OF THE PUBLIC HEARING CALENDAR, TO DISCUSS THE DECISION CALENDAR

VILLAGE TIMES HERALD

7. Jared & Lesley Bennici,

c/o Andrew Malguarnera 713 Main St., Port Jefferson, NY. Location: Southwest corner of Homecoming Pl. & Stadium Blvd., E. Setauket. Applicant requests front yard setback variance from Stadium Blvd. and side yard variance for proposed sports court located in required side yard (not permitted). (0200 30700 0900 007000)

24. Michael Malerba, 17 Kemsrick Dr., Stony Brook,

NY. Location: Southeast Corner of Cedar St. & Kemsrick Dr., Stony Brook. Applicant requests rear yard variance for proposed heated sunroom. (0200 17400 0400 001000)

CASES WILL BE HEARD AT THE DISCRETION OF THE BOARD.

HOWARD M. BERGSON
CHAIRMAN

247190 1/2 1x vth

Notice of formation of Serendipity Piercing LLC. Arts of Org. filed with Secretary of State of New York (SSNY) on October 22, 2024. Office location: Suffolk County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of the process to the LLC: 4747 Nesconset Hwy, Unit 4, Port Jefferson Station, New York 11776. Purpose: Any lawful purpose.

241970 12/19 6x tmc

NOTICE OF
PUBLIC HEARING

BOARD OF
ZONING APPEALS
TOWN OF BROOKHAVEN

PURSUANT TO THE PROVISIONS OF ARTICLE IV, SEC. 85-55 (B) OF THE BUILDING ZONE ORDINANCE OF THE TOWN OF BROOKHAVEN, NOTICE IS HEREBY GIVEN THAT THE BOARD OF ZONING APPEALS WILL, IN ACCORDANCE WITH OPEN MEETINGS LAW, HOLD THE FOLLOWING, AT ONE INDEPENDENCE HILL, FARMINGVILLE, N.Y.:

1. A PUBLIC HEARING ON WEDNESDAY, **JANUARY 8, 2025** (2ND FLOOR AUDITORIUM) COMMENCING **AT 2:00 P.M.** (THE PUBLIC

HEARING WILL BE LIVE STREAMED OVER THE INTERNET AT <https://brookhavenny.portal.civicclerk.com>, TO CONSIDER THE MATTERS LISTED BELOW and 2. A WORKSESSION ON JANUARY 8, 2025, (PUBLIC DINING AREA 2ND FLOOR) COMMENCING AT THE END OF THE CALL OF THE PUBLIC HEARING CALENDAR, TO DISCUSS THE DECISION CALENDAR

**TIMES OF
MIDDLE COUNTRY**

3. Qingjie Wang & Landi Yang, 94 Greenwood Park, Pittsford, NY. Location: West

side of Strathmore Village Dr., 865.75' North of Hawkins Rd., (18 Strathmore Village Dr.), Centereach. Applicant requests rear yard and side yard variances for existing shed (0200 39100 0200 046000)

9. Jessica & Michael Ardolino, 48 Patricia Ln., S. Setauket, NY. Location: West side Patricia Ln. 1465.99' East of Patricia Ln., Centereach (S. Setauket). Applicant requests front yard setback variances for proposed one story residence addition and for proposed 8.4' x 13.8' deck addition. (0200 30800 0400 013000)

9A. Jessica & Michael Ardolino, 48 Patricia Ln., S. Setauket, NY. Location: West side Patricia Ln. 1465.99' East of Patricia Ln., Centereach (S. Setauket). Location: West side Patricia Ln. 1465.99' East of Patricia Ln., Centereach (S. Setauket). Applicant requests permission for proposed accessory apartment within said additon exceeding 850 sq. ft. permitted (919 sq. ft.).

29. Christina Bevers & Jonathan Grano, c/o Woodhull Expediting 800 Veterans Memorial Highway Suite CL 101, Hauppauge, NY. Location: North side of

Sunset Ave., 645' West of Blue Point Rd., Selden. Applicant requests permission for existing driveway exceeding 35% permitted front yard area (54%). (0200 52000 0200 045000)

CASES WILL BE HEARD AT THE DISCRETION OF THE BOARD.

HOWARD M. BERGSON
CHAIRMAN

247180 1/2 1x tmc