

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF WESTCHESTER

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In the Matter of Foreclosure
of
TAX LIENS

Pursuant to XIX of the Charter of the City of
Yonkers and Article 11, Title 3 of the Real Property
Tax Law, by the City of Yonkers, New York, -- List of
delinquent taxes as of April 15, 2016, consisting
of one volume.

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**NOTICE OF FORECLOSURE OF TAX LIENS BY
CITY OF YONKERS, NEW YORK**

BY ACTION IN REM

PLEASE TAKE NOTICE that on the 15th day of April, 2016, JOHN LISZEWSKI, Commissioner of Finance and Enforcing Officer of the City of Yonkers pursuant to law filed with the Clerk of Westchester County, a list of parcels of property affected by unpaid tax liens held and owned by said City of Yonkers which on such date had been unpaid for a period of at least two years after the date when the tax, assessment or other legal charge represented thereby became a lien. Said list contains as to each such parcel, (a) a brief description of the property affected by such tax lien, (b) the name of the last known owner of such property as the same appears on the assessment roll of said City of Yonkers for the last calendar year, or a statement that the owner is unknown if such be the case, (c) a statement of the amount of such tax lien upon such parcel including those which shall have been due for less than two years together with the date or dates from which, and the rate or rates at which interest and penalties shall be computed.

All persons having or claiming to have an interest in the real property described in such list of delinquent taxes are hereby notified that the filing of such list of delinquent taxes constitutes the commencement by said City of Yonkers of an action in the Supreme Court, Westchester County, to foreclose the tax liens therein described by a foreclosure proceeding in rem and that such list constitutes a notice of pendency of action and a complaint by the said City of Yonkers against such piece or parcel of land therein described to enforce the payment of such tax liens. Such action is brought against the real property only and is to foreclose the tax liens described in such list.

No personal judgment shall be entered herein for such taxes, assessments or other legal charges or any part thereof.

This notice is directed to all persons having or claiming to have an interest in the real property described in such list of delinquent taxes and such persons are hereby notified further that a duplicate of such list of delinquent taxes has been filed in the office of the Commissioner of Finance of said City of Yonkers and will remain open for public inspection up to and including the 10th day of June, 2016, which date is hereby fixed as the last day of redemption.

AND take further notice that any person having or claiming to have an interest in any such parcel and the legal right thereto may on or before said date redeem the same by paying to the said

Commissioner of Finance of the City of Yonkers the amount of all such unpaid tax liens thereof and in addition thereto all interest and penalties which are a lien against such real property, computed to and including the date of redemption. In the event that such taxes are paid by a person other than the record owner of such property, the person so paying shall be entitled to have the tax liens affected thereby satisfied of record or to receive an assignment of such tax liens evidenced by a proper written instrument.

Every person having any right, title or interest in or lien upon any parcel described in such list of delinquent taxes may serve a verified notice of interest or a duly verified answer upon the attorney for the City of Yonkers setting forth in detail the nature and amount of his interest and any defense or objection to the foreclosure. Such answer must be filed in the office of the County Clerk and served upon the attorney for the tax district foreclosing within twenty days after the date above mentioned as the last day for redemption. In the event of failure to redeem or answer by any person having the right to redeem or answer, such person shall be forever barred and foreclosed of all right, title and interest and equity of redemption in and to the parcel described in such list of delinquent taxes and a judgment in foreclosure may be taken by default.

Dated: April 15, 2016

JOHN LISZEWSKI
COMMISSIONER OF FINANCE and ENFORCING OFFICER for
the City of Yonkers
City Hall
40 South Broadway
Yonkers, NY 10701
(914) 377-6141

MICHAEL V. CURTI, ESQ.,
CORPORATION COUNSEL and
ATTORNEY for the City of Yonkers
City Hall
40 South Broadway
Yonkers, NY 10701
(914) 377-5063

TO THE PARTY TO WHOM THE ENCLOSED NOTICE IS ADDRESSED

You are the presumptive owner or lienor of one or more of the parcels mentioned and described in the list referred to in the enclosed notice.

Unless the taxes and assessments and all other legal charges are paid, or an answer interposed, as provided by statute, the ownership of said property, will in due course pass to the City of Yonkers as provided by the law of the Charter of the City of Yonkers and the State of New York.

Under the Soldiers and Sailors Civil Relief Act of 1940 and acts amendatory thereto, special rights and privileges are given to persons in the military service, which includes all members of the Army of the United States, the United States Navy, the Marine Corps, the Coast Guard, and all officers of the Public Health Service detailed by property authority for duty either with the Army or Navy, in Federal Service on active duty with any one of said branches. If you are in Military Service, or if any one else within your knowledge or information, who is the owner of any right, title or interest in or lien upon any of such parcels, is in Military Service, will you kindly so advise me.

In the event of your failure to respond to this motion on or before the twentieth day after June 10, 2016, the last day of redemption herein, application for judgment of foreclosure or for judgment of foreclosure and sale in the within foreclosure action will be made to the County Court of Westchester County.

Dated: April 15, 2016

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APPENDIX A
LIST OF DELINQUENT TAXES

SERIAL NO	PARCEL ID/SBL	PROPERTY ADDRESS	OWNER
1	1.-30-56-0	610 South Broadway	American Land Group LLC
2	1.-30-58-0	606 South Broadway	American Land Group LLC
3	1.-30-60-0	602 South Broadway	American Land Group LLC
4	1.-48-19-20	279 McLean Avenue	Matthew Acquisition Corp
5	1.-58-8-12	388 McLean Avenue	PMT Realty LLC
6	1.-83-7-8	147 Tibbetts Road	Nicholas Poccia, Sr.
7	1.-89-40-0	79 Marshall Road	Joka Lulgjuraj & Djoko Ljuljdurovic
8	1.-127-7-0	34 Post Road	JPPD Inc
9	1.-155-14-0	20 Pier Street	Carlos De Leon
10	1.-160-37-0	70 Elliott Avenue	66-68 Elliott Ave Inc.
11	1.-174-16-18	124 Hawthorne Avenue	124-128 Hawthorne Properties LLC
12	1.-183-57-0	240 Riverdale Ave	Lud Dale Association, Inc.
13	1.-195-5-0	116 School Street	Reis/Miano Ltd
14	1.-224-75-78	248 Van Cortlandt Pk Ave	Plugenia G. Peters
15	1.-233-15-0	101 Hillcrest Ave Rear	Alan Suridis
16	1.-233-34-0	127 Rockland Ave	Bettino Bourgeois
17	1.-405-3-0	186 Fillmore St	R Saule
18	1.-410-39-0	159 Fillmore St	Walid Almadani & Sabah Almadani
19	1.-439-1-0	224 Elm St	Allan West
20	1.-436-50-0	14 Van Cortlandt Park	Juan Buten
21	1.-439-61-0	247 Elm Street	US Bank National Association
22	1.-440-10-0	118 Oliver Avenue	Marele Realty, LLC
23	1.-433-10-0	2 Garfield St	Stephen Kubasek
24	1.-433-11-0	4 Garfield St	Stephen Kubasek
25	1.-433-12-0	6 Garfield St	Stephen Kubasek
26	1.-447-77-0	22 Currans Lane	Joanne Christie Kubasek
27	1.-457-54-0	114 Maple St	Maple Hill Management LLC
28	1.-455-5-0	162 Elm St	164 Elm Realty Corp
29	1.-458-4-0	122 Beech St	Kamal Marji
30	1.-459-30-0	12 Thurman St	12 Thurman Street Corp
31	1.-461-72-0	154 Oak St	Odyssey TS Realty LLC
32	1.-464-29-0	171 Oak St	Luz Urgiles & Jose V Reinoso
33	1.-467-34-0	96 Linden St	Henry Ortiz
34	SERIAL NO. 34 WITHDRAWN		
35	1.-477-11-0	119 Linden St	Hazel Hurst Warsop
36	1.-477-23-0	143 Linden St	Angela DePasquale & Marie Garner
37	1.-479-23-0	81 School Street	81 School Street Realty Corp
38	1.-511-25-0	68 Buena Vista Ave	B&B 68 BVA Realty Co. LLC
39	2.-2002-6-0	22 Nepperhan S Larkin Pl	Rising Development-Nepperhan, LLC
40	2.-2003-20-0	25 North Broadway	Loewen Broadway Lofts LLC
41	2.-2021-15-0	58 North Broadway	Gethsemane Holiness Church

SERIAL NO	PARCEL ID/SBL	PROPERTY ADDRESS	OWNER
42	2.-2051-56-57	59 Pond Road	Donato Matera
43	2.2076-28-0	36 Orchard St	Armaan & Khurram Contractors Inc
44	2.-2076-29-0	38 Orchard St	Armaan & Khurram Contractors Inc
45	2.-2077-17-0	52 Orchard St	Adelino Fernandes & Maria Fernandes
46	2.-2080-100-0	165 Ashburton Ave	Edison Guiracocha
47	2.-2098-42-0	166 Woodworth Ave	Jaqueline Brinney
48	2.-2105-23-0	178 Woodworth Ave	Kingsbridge Homes
49	2.-2106-4-0	10 Lamartine Ter	SFO Realty Inc
50	2.-2106-34-0	226 Warburton Ave	Holy Rosary Church
51	2.-2106-39-0	236 Warburton Ave	Holy Rosary Church
52	2.-2115-1-0	48 Ravine Ave	World Children's Health Org C
53	2.-2115-8-0	64 Ravine Ave	Ravine Avenue Properties Inc
54	2.-2115-14-0	74 Ravine Avenue	Ravine Avenue Properties Inc.
55	2.-2140-226-0	19 Jody Lane	Rosalie Shumunnejad
56	2.-2152-27-0	110 Grove St	Gabriel Neptune
57	SERIAL NO. 57 WITHDRAWN		
58	2.-2174-114-0	101 Orchard St	Cornelius Coakley
59	2.-2174-130-0	133 High St	Greenwich Investors XVI, LLC
60	2.-2174-131-0	131 High St	Greenwich Investors XVI, LLC
61	2.-2177-8-0	77 Moquette Row	Selton Muckle
62	2.-2207-17-0	45 Woodycrest Ave	Marion Sikora & Alexander Sikora, Jr.
63	2.-2207-18-0	43 Woodycrest Ave	Marion Sikora & Alexander Sikora, Jr.
64	2.-2207-19-0	41 Woodycrest Ave	Marion Sikora & Alexander Sikora, Jr.
65	2.-2207-20-0	39 Woodycrest Ave	Marion Sikora & Alexander Sikora, Jr.
66	2.-2207-21-0	37 Woodycrest Ave	Marion Sikora & Alexander Sikora, Jr.
67	2.-2207-22-0	35 Woodycrest Ave	Marion Sikora & Alexander Sikora, Jr.
68	2.-2207-23-0	33 Woodycrest Ave	Marion Sikora & Alexander Sikora, Jr.
69	2.-2207-24-0	31 Woodycrest Ave	Marion Sikora & Alexander Sikora, Jr.
70	2.-2285-86-0	10 Mitchell Ave	Ramon Lantigua
71	2.-2298-11-0	59 Midwood Ave	Robert Kirkland & Koren Kirkland
72	2.-2306-17-0	248 Rockne Road	Javier Villavicencio
73	2.-2345-50-0	0 Farquhar Ave	Emil N Udeagha
74	2.-2354-49-0	10 Gordon St	Pedro H Ramos
75	2.-2357-3-0	22 Roosevelt St	Gustavo Alvarez & Raul Alvarez
76	2.-2371-7-0	68 Nichols Ave	Southfork Holding Corp
77	2.-2390-98-0	828 Nepperhan Ave Rear	Goldfinch Realty Estate Cor
78	2.-2426-57-0	103 Morsemere Terrace	Morsemere Terrace LLC
79	2.-2426-58-0	101 Morsemere Terrace	Morsemere Terrace LLC
80	2.-2437-19-0	203 Edward Place	Lilia Cuenca
81	2.-2439-3-0	134 Convent Place	Samir Ishaq
82	2.-2452-42-0	33 Convent Avenue	Alejandra Tavaras
83	2.-2471-60-0	554 Palisade Ave	Terence Malone
84	2.-2615-1-0	35 Water Grant	Alex II West LLC
85	3.-3007-100-0	1 Argyle Terrace	Edward Flynn

SERIAL NO	PARCEL ID/SBL	PROPERTY ADDRESS	OWNER
86	SERIAL NO. 86 WITHDRAWN		
87	3.-3077-43-46	116 Hillside Avenue	Michele Fernandez & Leonel Fernandez
88	3.-3114-14-0	28 Dunbar St	Benj V Mcintyre
89	3.-3115-8-10	638 Saw Mill River Road	640 Saw Mill Rvr Rd Rlty
90	3.-3130-16-0	35 Moultrie Ave	Philip H Terry
91	3.-3140-1-0	65 Chelsea Place	Wilda Rice & Ric Lindsey
92	3.-3140-71-0	46 Belknap Ave	Joyce C Willis
93	3.-3157-16-0	33 Drake Place	Clifford King
94	3.-3157-17-0	35 Drake Place	Clifford King
95	3.-3157-18-0	37 Drake Place	Clifford King
96	3.-3209-56-0	45 Chatham Terrace	Maximus Homes LLC
97	3.-3209-58-0	41 Chatham Terrace	Maximus Homes LLC
98	3.-3209-60-0	37 Chatham Terrace	Maximus Homes LLC
99	3.-3209-62-0	33 Chatham Terrace	Maximus Homes LLC
100	3.-3270-244-245	89 Prior Place	Linde A Pinto
101	3.-3386-39-0	664 Bellevue Ave N	Mauro Fanelli
102	3.-3415-8-0	944 N Broadway	Northway Equities Ltd
103	4.-4331-13-0	177 Concord Road	Laura Pagliarulo, et al
104	4.-4335-400-0	746 E Grassy Sprain	The Development Team Inc.
105	4.-4335-435-0	736 E Grassy Sprain	The Development Team Inc.
106	4.-4335-436-0	17 Northwind Road	The Development Team Inc.
107	4.-4335-437-0	33 Northwind Road	The Development Team Inc.
108	4.-4335-438-0	35 Northwind Road	The Development Team Inc.
109	4.-4335-439-0	42 Northwind Road	The Development Team Inc.
110	4.-4335-440-0	24 Northwind Road	The Development Team Inc.
111	4.-4484-424-0	717 Tuckahoe Rd, #13D	Amaris Garcia
112	4.-4519-48-0	1688 Central Pk Ave Rear	Cesar Brito
113	4.-4553-1-0	95 Carpenter Ave	Nicholas Wool & Louis Wool
114	4.-4795-14-0	66 Crisfield St	Edward Jackson
115	4.-4836-31-0	34 Nimitz Road	Rosario Bascon & Camilo Bascon
116	5.-5088-125-0	147 Murray Ave	Louise Viggiano
117	5.-5100-35-36	17 Mc Geory Ave	Angelina Dedivani & Tony Dedivani
118	5.-5182-1-0	90 Vrendenburgh	Weinstein Enterprises, Inc.
119	5.-5240-1-0	41 Fox Ave	Patricia Margo
120	5.-5380-33-0	15 Sussex Place	S & A Concrete Co., inc.
121	6.-6003-1-0	1 Central Park Ave	1 Central Park Realty Corp
122	6.-6040-179-0	168 Midland Ave	Midland Building Group LLC
123	6.-6069-15-0	81 Dunwoodie St	Sean Henihan & Irma Gonzalez Henihan
124	6.-6072-52-0	22 Wilbur St	Kevin Mc Donald
125	6.-6087-65-0	747 Yonkers Ave	Samuel Marden & Leah Marden
126	6.-6117-1-0	24 Loring Ave	Thomas Maffei & Maureen O'Beirne
127	6.-6117-3-0	18 Loring Ave	Thomas Maffei & Maureen O'Beirne
128	6.-6117-4-0	16 Loring Ave	Thomas Maffei & Maureen O'Beirne
129	6.-6162-53-54	12 Hildreth Place	Ashi Azmat Dutt

SERIAL NO	PARCEL ID/SBL	PROPERTY ADDRESS	OWNER
130	6.-6233-100-0	889 Mc Lean Ave	Ronald F Burton
131	6.-6238-8-0	16 St Marks Place	Christine Sosiewicz
132	6.-6291-55-0	9 Stevens Ave	Ester L Kaiser
133	6.-6325-7-0	73 Vernon Ave	Alfred Brandon
134	6.-6325-8-0	71 Vernon Ave	Alfred Brandon
135	6.-6374-23-0	48 Edgewood Ave	Julian & Joanne Martelly
136	6.-6391-110-0	527 Central Park Ave	Barry Clarke
137	3.-3245-475-0	1100 Saw Mill River Rd	Sprain Road Associates
138	3.-3245-477-0	1100 Saw Mill River Rd	Sprain Road Associates