



Profiles Publications, Inc.

www.nyforeclosures.com

MANHATTAN

FORECLOSURE AUCTION SCHEDULE

37-06 82nd St., 3rd Fl
Jackson Heights,
New York 11372

(718) 335-3908

© 2005 PROFILES PUBLICATIONS, INC.
All Rights Reserved. Reproduction in any manner,
except as authorized by the Copyright Act, is prohibited.

Jessica L. Davis,
President & Publisher

HOW TO READ AND UNDERSTAND THIS SAMPLE

Profiles Publications, Inc.'s Manhattan Foreclosure Auction Schedule is organized **CHRONOLOGICALLY** by the **DATE** and **TIME** of the scheduled auctions.

All auctions scheduled for the **SAME** date and time will show the **RESCHEDULED AUCTIONS** (or previously adjourned auctions) first, followed by those auctions scheduled for the first time.

The auctions in each category (rescheduled and first-time) are then sorted alphabetically by Neighborhood. If a Neighborhood contains multiple Zip Codes, the properties will be sorted by Zip Code within that Neighborhood.

Properties that appear in **BOLD ITALIC** are new to the publication and did not appear in the prior week's edition.

You can order this publication online at www.nyforeclosures.com . Weekly delivery is available via U.S. Mail or by e-mail.

ABBREVIATIONS KEY:

- **B/C:** NYC Building Classification Code – This code defines the type of property and structure. For instance code A1 is a One Family, Two Story Detached House. The complete key is available for download on our website free of charge, <http://www.nyforeclosures.com/articles/biccodes.htm>
- **B/L#:** Block and Lot Number of the property up for auction.
- **FINAL JUDGMENT:** The amount of money the Defendant owes the Plaintiff as of that date. This amount changes daily as charges against the Defendant are incurred. Bidders should call the Plaintiff's attorney for the Final Judgment as of the day of the auction.
- **INDEX#:** Case file number. You need this number to requisition the foreclosure file.
- **ORIG. MTG & AMT.:** The **DATE** and **AMOUNT** of money the Defendant originally borrowed from the Plaintiff. This is the mortgage that is in foreclosure.
- **REFEREE:** The court-appointed attorney responsible for conducting the foreclosure auction.
- **RESCHEDULED:** This means that the auction was originally scheduled for a previous date and time and was adjourned. The **RESCHEDULED** date and time of the auction is listed.
- **PROFILES UNCOVERED!:** This exclusive feature reports important property details uncovered by our professional research staff during their examination of the property's history. Superior mortgages, deed transfers, existing tax liens and other critical details will be listed here.

PLEASE NOTE: This sample is the **ACTUAL EDITION** of the Manhattan Foreclosure Auction Schedule published by Profiles Publications, Inc. on December 5, 2005. It is intended solely to showcase to potential subscribers the content, format and arrangement of data contained within the publication. **Therefore, we kindly ask that you not contact Profiles Publications, Inc., or any of the parties named in these actions, as the court proceedings regarding these cases may now be dismissed or closed.**



Profiles
Publications, Inc.

www.nyforeclosures.com

MANHATTAN

FORECLOSURE AUCTION SCHEDULE

37-06 82nd St., 3rd Fl
Jackson Heights,
New York 11372

(718) 335-3908

© 2005 PROFILES PUBLICATIONS, INC.
All Rights Reserved. Reproduction in any manner,
except as authorized by the Copyright Act, is prohibited.

Jessica L. Davis,
President & Publisher

WEEKLY UPDATE BEGINNING: December 5, 2005
ALL AUCTION SALES ARE SUBJECT TO POSTPONEMENT OR CANCELLATION.
CHECK WITH PLAINTIFF'S ATTORNEY PRIOR TO ATTENDING SALE.



SALES ARE HELD AS INDICATED:

- **NYCH: Rotunda of the NEW YORK COUNTY COURTHOUSE**, 60 Centre Street, New York, NY
 - **RM-130: Room 130, NEW YORK COUNTY COURTHOUSE**, 60 Centre Street, New York, NY
 - **B/C CODES KEY AVAILABLE ON OUR WEB SITE: <http://www.nyforeclosures.com>**
 - Entries that did not appear in the previous week's edition are in ***Bold Italic***
- B/L: BLOCK & LOT**



The complete file of the foreclosure action can be inspected at **60 Centre Street, New York, NY – Room 141-B – by Requisition – according to Index Number**

DATE: 12/7/05 ACTION: Fundex Capital Corp v Frank Mercado-Valdes PLAINTIFF'S ATTY.
TIME: 1:00 PM PREMISES: 721-725 Fifth Avenue, Unit 43-E – 10022 Granoff, Walker
PLACE: RM-130 ORIG. MTG. & AMT: 10/03 - \$400,000 PHONE: (212) 421-2111
B/C: R4 FINAL JUDGMENT AS OF 7/05 - \$445,207.60
B/L#: 1292/1110 Referee: Michele Kahn INDEX# 602371/04
PROFILES UNCOVERED! Our hands-on research of the public record indicates mtg being foreclosed may be subject to a prior consolidated mtg dated 01/02 in the original principal amount of \$698,000.

*** Foreclosure of Tax Lien ***

DATE: 12/8/05 ACTION: The Bank of NY v Triple F. Lenox Ave Associates PLAINTIFF'S ATTY.
TIME: 1:00 PM PREMISES: 471 Lenox Avenue – 10037 Buchanan Ingersoll
PLACE: RM-130 FINAL JUDGMENT AS OF 7/04 - \$974,001.32 Attn: Jamie C. Krapf
B/C: C7 Referee: Andrew Gordimer PHONE: (212) 440-4400
B/L#: 1918/32 INDEX# 107683/02

RESCHEDULED: 12/14/05 ACTION: Chase Manhattan Bank v Joan Lavanco PLAINTIFF'S ATTY.
TIME: 9:00 AM PREMISES: 200 East 32nd Street, Unit 21-D – 10016 Stiene & Edwards
PLACE: NYCH ORIG. MTG. & AMT: 4/94 - \$365,500 PHONE: (631) 935-1616
B/C: R4 FINAL JUDGMENT AS OF 8/03 - \$396,810.57
B/L#: 912/1224 Referee: Curtis Farber INDEX # 111617/01
PROFILES UNCOVERED! Our hands-on research of the public record indicates mtg being foreclosed is a first mtg.

RESCHEDULED: 12/14/05 ACTION: Nationscredit Financial Services v Arque McCarthy PLAINTIFF'S ATTY.
TIME: 1:00 PM PREMISES: 10 West 130th Street – 10037 Jordan S. Katz
PLACE: RM-130 ORIG. MTG. & AMT: 3/99 - \$208,000 PHONE: (516) 227-2552
B/C: C3 FINAL JUDGMENT AS OF 7/04 - \$296,570.76
B/L#: 1727/42 Referee: Roberta Ellen Ashkin INDEX# 104970/02
PROFILES UNCOVERED! Our hands-on research of the public record indicates mtg being foreclosed may be subject to an amended (from 06/02) tax lien dated 08/02.

PLEASE NOTE: This sample is the ACTUAL EDITION of the Manhattan Foreclosure Auction Schedule published by Profiles Publications, Inc. on December 5, 2005. It is intended solely to showcase to potential subscribers the content, format and arrangement of data contained within the publication. Therefore, we kindly ask that you not contact Profiles Publications, Inc., or any of the parties named in these actions, as the court proceedings regarding these cases may now be dismissed or closed.

RESCHEDULED: 12/15/05 ACTION: Mtg Electronic Registration v Ilene Tyes
TIME: 11:00 AM PREMISES: 239 West 120th Street – 10027
PLACE: NYCH ORIG. MTG. & AMT: 3/02 - \$423,000
B/C: C5 FINAL JUDGMENT AS OF 9/04 - \$489,401.11
B/L#: 1926/12 Referee: David J. Gold
PROFILES UNCOVERED! Our hands-on research of the public record indicates mtg being foreclosed is a first mtg.

PLAINTIFF'S ATTY.
Fein, Such
PHONE: (973) 538-4700
Ext. 151
INDEX # 127664/02

DATE: 12/21/05 ACTION: Chase Manhattan Bk v Margaret (aka Maggie) Rizer
TIME: 10:30 AM * PREMISES: 90 Franklin Street, Unit 6-N – 10013
PLACE: RM-130* ORIG. MTG. & AMT: 12/00 - \$200,000
B/C: R4 FINAL JUDGMENT AS OF 6/05 - \$204,155.73
B/L#: 175/1312 Referee: Judith N. Klapper
PROFILES UNCOVERED! Our hands-on research of the public record indicates mtg being foreclosed may be subject to a prior mtg also dated 12/00 in the original principal amount of \$1,000,000.

PLAINTIFF'S ATTY.
Rosicki, Rosicki
PHONE: (631) 224-4678

INDEX# 115542/04

* Call Plaintiff's Atty to confirm TIME and PLACE of this sale!

RESCHEDULED: 12/21/05 ACTION: Chase Manhattan Mtg Corp
v St. Stephen's Community Dev Corp
TIME: 1:00 PM PREMISES: 203 West 121st Street – 10027
PLACE: RM-130 ORIG. MTG. & AMT: 4/99 - \$347,752
B/C: C5 FINAL JUDGMENT AS OF 11/04 - \$659,582.73
B/L#: 1927/28 Referee: Paul Sklar
PROFILES UNCOVERED! Our hands-on research of the public record indicates mtg being foreclosed is a first mtg.

PLAINTIFF'S ATTY.
Zavatsky, Mendelsohn
PHONE: (516) 921-1200

INDEX # 103675/01

DATE: 12/28/05 ACTION: Ohio SB v James Vazquez
TIME: 1:00 PM PREMISES: 546 West 140th Street – 10031
PLACE: RM-130 ORIG. MTG. & AMT: 6/02 - \$578,150
B/C: C5 FINAL JUDGMENT AS OF 8/05 - \$610,976.38
B/L#: 2071/57 Referee: Michele Kahn
PROFILES UNCOVERED! Our hands-on research of the public record indicates: 1) mtg being foreclosed is a first mtg;
2) Defendant transferred property to The Rapsil Group LLC by deed dated 02/04 for \$10,000.

PLAINTIFF'S ATTY.
Berkman, Henoch
PHONE: (516) 222-6200

INDEX# 100736/04

DATE: 12/28/05 ACTION: Mtg Electronic Registration v Christine Barangan
TIME: 1:00 PM PREMISES: 205 East 117th Street – 10035
PLACE: RM-130 ORIG. MTG. & AMT: 3/03 - \$620,500
B/C: S2 FINAL JUDGMENT AS OF 8/05 - \$652,306
B/L#: 1667/05 Referee: R. Brent English
PROFILES UNCOVERED! Our hands-on research of the public record indicates: 1) mtg being foreclosed is a first mtg;
2) Defendant transferred property to Rapsil Construction Corp by deed dated 04/03 for \$0 consideration.

PLAINTIFF'S ATTY.
Berkman, Henoch
PHONE: (516) 222-6200

INDEX# 100798/04

This Section of Profiles Publications, Inc.'s MANHATTAN FORECLOSURE AUCTION SCHEDULE contains
CO-OP FORECLOSURE AUCTION SALES for the Week Beginning December 5, 2005.
ALL MANHATTAN CO-OP FORECLOSURES ARE LISTED IN THIS SECTION.

DATE: 12/6/05 ACTION: Citibank, N.A. v None Stated
TIME: 9:00 AM PREMISES: 720 Greenwich Street, Unit 7-E – 10014
PLACE: NYCH 240 Shares of Greenwich Tower Owners Corp
Indebtedness: Not Available
Auctioneer: Kim Carrino

PLAINTIFF'S ATTY.
Rosicki, Rosicki
PHONE: (845) 897-1600

RESCHEDULED: 12/6/05 ACTION: Mtg. Electronic Registration v Ngan Shim Ng
TIME: 11:00 AM PREMISES: 215 Park Row, Unit 4-H – 10038
PLACE: NYCH 48.9 Shares of Chatham Green Inc
INDEBTEDNESS: \$200,953.98
Auctioneer: William Mannion

PLAINTIFF'S ATTY.
Manton, Sweeney
PHONE: (718) 459-2634

PROFILES UNCOVERED! The ten percent (10%) deposit required from the successful bidder must be made payable by certified or bank check to Manton, Sweeney, Gallo, Reich & Bolz, LLP. Cash will not be accepted.

PLEASE NOTE: This sample is the ACTUAL EDITION of the Manhattan Foreclosure Auction Schedule published by Profiles Publications, Inc. on December 5, 2005. It is intended solely to showcase to potential subscribers the content, format and arrangement of data contained within the publication. Therefore, we kindly ask that you not contact Profiles Publications, Inc., or any of the parties named in these actions, as the court proceedings regarding these cases may now be dismissed or closed.

DATE: 12/7/05
TIME: 10:00 AM
PLACE: NYCH

ACTION: Citibank, N.A. v Marsha Holt
PREMISES: 98 Park Terrace East, Unit 1-E – 10034
175 Shares of Park Terrace Manor Inc
INDEBTEDNESS: \$20,623.51
Auctioneer: David Farrell

PLAINTIFF'S ATTY.
Jon B. Felice
PHONE: (212) 867-2700

DATE: 12/7/05
TIME: 10:15 AM
PLACE: NYCH

ACTION: Citibank, N.A. v George Bergofin
PREMISES: 145/146 Central Park West, Unit 1-L - 10023
175 Shares of San Remo Tenants Corp
INDEBTEDNESS: \$94,377.26
Auctioneer: David Farrell

PLAINTIFF'S ATTY.
Jon B. Felice
PHONE: (212) 867-2700

PROFILES UNCOVERED! Call Plaintiff's Atty to confirm Unit Number. It is either 1-I (as in "ice") or 1-L.

DATE: 12/14/05
TIME: 10:00 AM
PLACE: NYCH

ACTION: Republic Consumer Lending v Peter Schleider
PREMISES: 69 Fifth Avenue, Unit 14-C & 14-D – 10003
1,706 Shares of Wedgwood Tenants Corp
Indebtedness: \$97,802.47
Auctioneer: David V. Farrell

PLAINTIFF'S ATTY.
Berkman, Henoch
PHONE: (516) 222-6200

PROFILES UNCOVERED! The ten percent (10%) deposit required from the successful bidder must be made payable by certified or bank check to Berkman, Henoch, Peterson & Peddy, P.C. Cash will not be accepted.

Every effort is made to be accurate. The data used in the **MANHATTAN FORECLOSURE AUCTION SCHEDULE** is obtained from official records; we assume no responsibility for errors or omissions. **NO PART OF THIS PUBLICATION MAY BE REPRODUCED, STORED IN A RETRIVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF PROFILES PUBLICATIONS, INC.**

PLEASE NOTE: This sample is the ACTUAL EDITION of the Manhattan Foreclosure Auction Schedule published by Profiles Publications, Inc. on December 5, 2005. It is intended solely to showcase to potential subscribers the content, format and arrangement of data contained within the publication. Therefore, we kindly ask that you not contact Profiles Publications, Inc., or any of the parties named in these actions, as the court proceedings regarding these cases may now be dismissed or closed.