



Profiles Publications, Inc.

www.nyforeclosures.com

BRONX

FORECLOSURE AUCTION SCHEDULE

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

(718) 335-3908

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Jessica L. Davis,
President & Publisher

HOW TO READ AND UNDERSTAND THIS SAMPLE

Profiles Publications, Inc.'s Bronx 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 Bronx 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.**



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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:

- B-129: Room B-129 (Ground Floor) BRONX COUNTY COURTHOUSE, 851 Grand Concourse, Bronx, 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 AND LOT



The complete file of the foreclosure action can be inspected at 851 Grand Concourse,
Bronx, NY - Room 118 Mezzanine — by requisition — according to Index Number

*** Co-op Foreclosure ***

DATE: 12/6/05	ACTION: Citibank, N.A. v Emily Chadband	PLAINTIFF'S ATTY.
TIME: 12:00 NOON	PREMISES: 3531 Bronxwood Avenue, Unit 3-K	Peter T. Roach
	Williamsbridge 10467	
	264 Shares of Surrey Co-op Apts Inc	PHONE: (516) 938-3100
	Indebtedness: Not Available	
	Auctioneer: William Mannion	

PLACE: Front Steps of the Bronx County Courthouse, Facing Grand Concourse, 851 Grand Concourse, Bronx, NY

RESCHEDULED: 12/6/05	ACTION: Equicredit Corp of America v Margarita Fernandez	PLAINTIFF'S ATTY.
TIME: 2:00 PM	PREMISES: 1802 McGraw Avenue – Soundview 10472	Druckman & Sinel
PLACE: B-129	ORIG. MTG. & AMT: 2/01 - \$216,000	PHONE: (516) 876-0800
B/C: C0	FINAL JUDGMENT AS OF 2/03 - \$263,901.32	
B/L#: 3877/40	Referee: Gregory Harmon	INDEX# 8508/02

PROFILES UNCOVERED! Our hands-on research of the public record indicates: 1) mtg being foreclosed is a first mtg; 2) Defendant transferred property by two Quitclaim Deeds dated 11/03 to Emilia Lugo & Victor Lugo for \$100.00 each.

DATE: 12/6/05	ACTION: Argent Mtg Co v Petrona Solorzano	PLAINTIFF'S ATTY.
TIME: 2:00 PM	PREMISES: 2385 Barker Avenue, Unit 2J – Bronxdale 10467	Forsyth, Howe
PLACE: B-129	ORIG. MTG. & AMT: 8/03 - \$99,750	PHONE: (585) 325-7515
B/C: R4	FINAL JUDGMENT AS OF 7/05 - \$109,120.55	
B/L#: 4340/1199	Referee: Susan K. Starr	INDEX# 26837/04

PROFILES UNCOVERED! Our hands-on research of the public record indicates mtg being foreclosed is a first mtg.

DATE: 12/6/05	ACTION: Bank One, N.A. v Kerry Pacacha	PLAINTIFF'S ATTY.
TIME: 2:00 PM	PREMISES: 4513 Byron Avenue – Wakefield 10466	Peter T. Roach
PLACE: B-129	ORIG. MTG. & AMT: 2/98 - \$152,000	PHONE: (516) 938-3100
B/C: S2	FINAL JUDGMENT AS OF 2/05 - \$153,482.02	
B/L#: 5085/79	Referee: Ululy Martinez	INDEX# 20399/04

PROFILES UNCOVERED! Our hands-on research of the public record indicates mtg being foreclosed is a first mtg.

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RESCHEDULED: 12/7/05 ACTION: Chase Manhattan Mtg v Juan Fernandez PLAINTIFF'S ATTY.
TIME: 2:00 PM PREMISES: 71 West 174th Street – Highbridge 10453 Carus & Manniello
PLACE: B-129 ORIG. MTG. & AMT: 2/00 - \$331,200 PHONE: (516) 364-4500
B/C: C1 FINAL JUDGMENT AS OF 4/04 - \$392,134.13
B/L#: 2876/ part of 195 Referee: Joseph Strasburg INDEX# 49678/02
PROFILES UNCOVERED! Our hands-on research of the public record indicates mtg being foreclosed is a first mtg.

*** Co-op Foreclosure ***

RESCHEDULED: 12/7/05 ACTION: JPMorgan Chase Bank v Qamil Nezej PLAINTIFF'S ATTY.
TIME: 2:00PM PREMISES: 3840 Greystone Ave, Unit BO – Riverdale 10463 Stein & Sheidlower
PLACE: B-129 172 Shares of Greystone Tenants Corp PHONE: (516) 742-1212
Indebtedness As Of 1/05 - \$82,994.62
Auctioneer: Barry Clateman

RESCHEDULED: 12/7/05 ACTION: Christiana Bank & Trust Co v Gilbert Fuentes PLAINTIFF'S ATTY.
TIME: 2:00 PM PREMISES: 625 Commonwealth Avenue – Soundview 10473 Knuckles & Komosinski
PLACE: B-129 ORIG. MTG. & AMT: 6/01 - \$190,000 PHONE: (914) 220-0155
B/C: B1 FINAL JUDGMENT AS OF 5/05 - \$224,019.99
B/L#: 3555/56 Referee: Joseph Strasburg INDEX# 22296/04
PROFILES UNCOVERED! Our hands-on research of the public record indicates mtg being foreclosed is a first mtg.

RESCHEDULED: 12/7/05 ACTION: The Provident Bank v Jonathan Noonan PLAINTIFF'S ATTY.
TIME: 2:00 PM PREMISES: 2002 Mapes Avenue – West Farms 10460 Hecker, Colasurdo
PLACE: B-129 ORIG. MTG. & AMT: 12/98 - \$256,800 PHONE: (914) 251-1111
B/C: C0 FINAL JUDGMENT AS OF 6/04 - \$340,111.61
B/L#: 3107/109 Referee: Howard M. Adelsberg INDEX# 6802/00
PROFILES UNCOVERED! Our hands-on research of the public record indicates mtg being foreclosed may be subject to 3 prior mtgs: 1) 05/95 - \$57,588; 2) 06/98 - \$16,837; 3) 08/98 - \$28,000.

DATE: 12/7/05 ACTION: Wells Fargo Bank, N.A. v Maria Reyes PLAINTIFF'S ATTY.
TIME: 2:00 PM PREMISES: 1455A Bryant Avenue – Crotona Park 10460 Peter T. Roach
PLACE: B-129 ORIG. MTG. & AMT: 9/98 - \$164,050 PHONE: (516) 938-3100
B/C: C0 FINAL JUDGMENT AS OF 6/05 - \$295,266.59
B/L#: 2995/70 Referee: Carl Lucas INDEX# 6986/05
PROFILES UNCOVERED! Our hands-on research of the public record indicates mtg being foreclosed is a first mtg.

DATE: 12/7/05 ACTION: Centex Home Equity Co v Yvonne Gonzalez PLAINTIFF'S ATTY.
TIME: 2:00 PM PREMISES: 686 Union Avenue – Morrisania 10455 Steven J. Baum
PLACE: B-129 ORIG. MTG. & AMT: 6/00 - \$158,400 PHONE: (716) 204-2400
B/C: C0 FINAL JUDGMENT AS OF 7/05 - \$193,621.07
B/L#: 2675/13 Referee: Lorraine Corsa INDEX# 22084/04
PROFILES UNCOVERED! Our hands-on research of the public record indicates mtg being foreclosed may be subject to 2 prior mtgs: 1) 11/94 - \$60,000; 2) 08/98 - \$15,796.

DATE: 12/7/05 ACTION: The Bank of NY v Daniel Mikell PLAINTIFF'S ATTY.
TIME: 2:00 PM PREMISES: 1470 East Avenue, Unit 5-A – Parkchester 10462 Peter T. Roach
PLACE: B-129 ORIG. MTG. & AMT: 4/86 - \$20,612 PHONE: (516) 938-3100
B/C: R4 FINAL JUDGMENT AS OF 7/05 - \$13,262.24
B/L#: 3938/4465 Referee: Leroi J. Andrews INDEX# 18618/04
PROFILES UNCOVERED! Our hands-on research of the public record indicates mtg being foreclosed is a first mtg.

DATE: 12/7/05 ACTION: FNMA v Angela Asby PLAINTIFF'S ATTY.
TIME: 2:00 PM PREMISES: 1960 East Tremont Avenue, Unit 3-E Shapiro & DiCaro
Parkchester 10462
PLACE: B-129 ORIG. MTG. & AMT: 12/01 - \$52,000 PHONE: (585) 247-9000
B/C: R4 FINAL JUDGMENT AS OF 7/05 - \$57,607.53
B/L#: 3944/2159 Referee: Ola Azeez INDEX# 16649/04
PROFILES UNCOVERED! Our hands-on research of the public record indicates: 1) mtg being foreclosed is a first mtg; 2) This sale has also been scheduled for 12/12/05. Call Plaintiff's Atty to confirm date of sale.

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RESCHEDULED: 12/14/05 ACTION: Mtg Electronic Registration v Elizah Smoot
TIME: 2:00 PM PREMISES: 247 East 175th Street – Mt. Hope 10457
PLACE: B-129 ORIG. MTG. & AMT: 3/01 - \$229,800
B/C: B2 FINAL JUDGMENT AS OF 5/03 - \$248,046.01
B/L#: 2800/48 Referee: Stanley K. Schlein
PROFILES UNCOVERED! *Our hands-on research of the public record indicates mtg being foreclosed is a first mtg.*

PLAINTIFF'S ATTY.
Carus & Manniello
PHONE: (516) 364-4500

INDEX# 6173/03

RESCHEDULED: 12/14/05 ACTION: U.S. Bank N.A v Pedro Rivera
TIME: 2:00 PM PREMISES: 249 Mount Hope Place – Mt. Hope 10457
PLACE: B-129 ORIG. MTG. & AMT: 3/98 - \$197,000
B/C: C0 FINAL JUDGMENT AS OF 7/04 - \$228,813.61
B/L#: 2804/44 Referee: Stanley Kalmon Schlein
PROFILES UNCOVERED! *Hands-on research results to come.*

PLAINTIFF'S ATTY.
Steven J. Baum
PHONE: (716) 204-2400

INDEX# 29251/02

RESCHEDULED: 12/14/05 ACTION: NationsCredit Financial v Gobindat Persaud
TIME: 2:00 PM PREMISES: 4268 Barnes Avenue – Wakefield 10466
PLACE: B-129 ORIG. MTG. & AMT: 11/99 - \$192,000
B/C: A1 FINAL JUDGMENT AS OF 12/02 - \$206,943.37
B/L#: 5001/53 Referee: Robert Smith
PROFILES UNCOVERED! *Our hands-on research of the public record indicates mtg being foreclosed is a first mtg.*

PLAINTIFF'S ATTY.
Alan Weinreb
PHONE: (631) 669-2255

INDEX# 27046/01

RESCHEDULED: 12/14/05 ACTION: Mtg Electronic Registration v Jamel Brown
TIME: 2:00 PM PREMISES: 960 East 231st Street – Williamsbridge 10466
PLACE: B-129 ORIG. MTG. & AMT: 4/01 - \$220,000
B/C: A1 FINAL JUDGMENT AS OF 9/04 - \$257,446.67
B/L#: 4866/76 Referee: Sandra Prosnitz
PROFILES UNCOVERED! *Hands-on research results to come.*

PLAINTIFF'S ATTY.
Carus & Manniello
PHONE: (516) 364-4500

INDEX# 28527/03

DATE: 12/14/05 ACTION: LLP Mortgage Ltd v The Card Corp
TIME: 2:00 PM PREMISES: 560 Minnieford Avenue – City Island 10464
PLACE: B-129 ORIG. MTG. & AMT: 2/93 - \$493,800
B/C: Q8 FINAL JUDGMENT AS OF 5/05 - \$686,291.38
B/L#: 5647/96 Referee: Stanley Schlein
PROFILES UNCOVERED! *Our hands-on research of the public record indicates mtg being foreclosed is a first mtg.*

PLAINTIFF'S ATTY.
Konner, Teitelbaum
PHONE: (212) 697-8500

INDEX# 23882/01

DATE: 12/14/05 ACTION: Matrix Financial Services Corp v Howard Wright
TIME: 2:00 PM PREMISES: 2220 East Tremont Avenue, Unit MB
Parkchester 10462
PLACE: B-129 ORIG. MTG. & AMT: 5/84 - \$16,533
B/C: R4 FINAL JUDGMENT AS OF 7/05 - \$9,965.64
B/L#: 3944/3155 Referee: Rudyard Whyte
PROFILES UNCOVERED! *Hands-on research results to come.*

PLAINTIFF'S ATTY.
Rosicki, Rosicki

PHONE: (585) 815-0288

INDEX# 21999/04

DATE: 12/14/05 ACTION: Argent Mtg Company v Doffie Cloud
TIME: 2:00 PM PREMISES: 1054 East 224th Street – Williamsbridge 10466
PLACE: B-129 ORIG. MTG. & AMT: 7/04 - \$261,000
B/C: A5 FINAL JUDGMENT AS OF 6/05 - \$273,527.98
B/L#: 4870/62 Referee: Gregory D. Harmon
PROFILES UNCOVERED! *Our hands-on research of the public record indicates mtg being foreclosed is a first mtg.*

PLAINTIFF'S ATTY.
Eschen, Frenkel
PHONE: (631) 969-3100

INDEX# 6169/05

*** Co-op Foreclosure ***

RESCHEDULED: 12/15/05
TIME: 11:30 AM

ACTION: Mtg Electronic Registration v Simplicia Julian
PREMISES: 2081 Cruger Avenue, Unit 4-D
Pelham Parkway South 10462
261 Shares of Wade-Hampton Apartments Inc
Indebtedness: \$86,235.69
Auctioneer: William Mannion

PLAINTIFF'S ATTY.
Manton, Sweeney

PHONE: (718) 459-2634

PLACE: Front Steps, Grand Concourse Entrance, Bronx County Courthouse, 851 Grand Concourse, Bronx, NY

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.

RESCHEDULED: 12/16/05
TIME: 2:00 PM
PLACE: B-129
B/C: C3
B/L#: 3901/50

ACTION: Fifth Third Bank v Rebecca Machado
PREMISES: 1443 Leland Avenue – Parkchester 10460
ORIG. MTG. & AMT: 6/99 - \$105,535
FINAL JUDGMENT AS OF 3/03 - \$134,214.15
Referee: David Tecklin

PLAINTIFF'S ATTY.
Certilman, Balin
PHONE: (516) 296-7000

INDEX# 6394/03

PROFILES UNCOVERED! Hands-on research results to come.

DATE: 12/16/05
TIME: 2:00 PM
PLACE: B-129
B/C: B2
B/L#: 2704/136

ACTION: Chase Home Finance v Anthony Williams
PREMISES: 999A Kelly Street – Morrisania/Longwood 10459
ORIG. MTG. & AMT: 3/94 - \$140,880
FINAL JUDGMENT AS OF 7/05 - \$129,453.72
Referee: Joseph Strasburg

PLAINTIFF'S ATTY.
Rosicki, Rosicki
PHONE: (516) 741-2585

INDEX# 6863/05

PROFILES UNCOVERED! Hands-on research results to come.

*** Co-op Foreclosure ***

DATE: 12/20/05
TIME: 2:00 PM

ACTION: Chase Home Finance v None Stated
PREMISES: 3130 Grand Concourse, Unit 2-F
Bedford Park 10458
522 Shares of 3130 Grand Concourse Owners Corp
Indebtedness: Not Available
Auctioneer: Kim Carrino

PLAINTIFF'S ATTY.
Rosicki, Rosicki

PHONE: (516) 741-2585

PROFILES UNCOVERED! Call Plaintiff's Atty to confirm building address. It may be 3131 Grand Concourse, NOT 3130.
PLACE: Front Steps, Grand Concourse Entrance, Bronx County Courthouse, 851 Grand Concourse, Bronx, NY

*** Co-op Foreclosure ***

DATE: 12/21/05
TIME: 11:30 AM

ACTION: Philomena Scarmozzino/ano v Bernard Casalta
PREMISES: 2E Edgewater Park, Unit 2-E – Throgs Neck 10465
Capital stock of Edgewater Park Owners Corp
Indebtedness: Not Available
Auctioneer: Ronald DeBoer

PLAINTIFF'S ATTY.
Jennifer A. Pasquantonio
PHONE: (914) 632-6990

PLACE: Front Steps, Grand Concourse Entrance, Bronx County Courthouse, 851 Grand Concourse, Bronx, NY

PROFILES UNCOVERED! The ten percent (10%) deposit required from the successful bidder must be made payable by certified or bank check to Jennifer A. Pasquantonio, Esq.

DATE: 12/21/05
TIME: 2:00 PM
PLACE: B-129
B/C: A2
B/L#: 3497/18

ACTION: Chase Home Finance v Fausto Flores
PREMISES: 434 Thieriot Avenue – Soundview 10473
ORIG. MTG. & AMT: 10/02 - \$245,883
FINAL JUDGMENT AS OF 7/05 - \$260,337.85
Referee: Larry Arias

PLAINTIFF'S ATTY.
Rosicki, Rosicki
PHONE: (516) 741-2585

INDEX# 8610/05

PROFILES UNCOVERED! Hands-on research results to come.

RESCHEDULED: 1/4/06 ACTION: FNMA v James Bell PLAINTIFF'S ATTY.
TIME: 2:00 PM PREMISES: 2305 Crotona Avenue – Belmont 10458 Rex Whitehorn
PLACE: B-129 ORIG. MTG. & AMT: 7/78 - \$19,500 PHONE: (516) 829-5000
B/C: A1 FINAL JUDGMENT AS OF 9/02 - \$23,529.13
B/L#: 3103/56 Referee: Susan Karten INDEX# 6703/96
PROFILES UNCOVERED! Our hands-on research of the public record indicates mtg being foreclosed is a first mtg.

** Foreclosure of Tax Lien **

RESCHEDULED: 1/4/06 ACTION: NYCTL 1999-1 Trust v Sieita Grant PLAINTIFF'S ATTY.
TIME: 2:00 PM PREMISES: 1739 Grand Avenue – High Bridge 10453 Shapiro & DiCaro
PLACE: B-129 FINAL JUDGMENT AS OF 7/04 - \$3,483.49 PHONE: (631) 462-2525
B/C: C2 Referee: Orlando Cavallo INDEX# 18226/04
B/L#: 2867/86

RESCHEDULED: 1/4/06 ACTION: Consumer Home Mtg v Dwight Beckford PLAINTIFF'S ATTY.
TIME: 2:00 PM PREMISES: 619 Van Nest Avenue – Parkchester 10460 Rosicki, Rosicki
PLACE: B-129 ORIG. MTG. & AMT: 10/00 - \$258,900 PHONE: (516) 741-2585
B/C: B2 FINAL JUDGMENT AS OF 5/03 - \$311,082.75
B/L#: 4029/29 Referee: Louis Rosenthal INDEX# 14060/02
PROFILES UNCOVERED! Hands-on research results to come.

DATE: 1/4/06 ACTION: FNMA v Sandy Weaver PLAINTIFF'S ATTY.
TIME: 2:00 PM PREMISES: 4224 Wickham Avenue – Wakefield 10466 Shapiro & DiCaro
PLACE: B-129 ORIG. MTG. & AMT: 9/99 - \$160,200 PHONE: (585) 247-9000
B/C: B3 FINAL JUDGMENT AS OF 8/05 - \$166,741.63
B/L#: 5012/38 Referee: Howard B. Berg INDEX# 22721/03
PROFILES UNCOVERED! Hands-on research results to come.

Every effort is made to be accurate. The data used in the **BRONX COUNTY FORECLOSURE 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 RETRIEVAL 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.**

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