

Queens County Civil Court

Part D Room: 406

Thursday, October 18, 2018

Honorable Joel R. Kullas

Clerk/Officer: _____

Reporter: _____

Call Times: 1st Call _____ 2nd Call _____ 3rd Call _____

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Part D * Room: 406 * Honorable Joel R. Kullas * 9:30 AM
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(1) LT-069186-18/QU

(P) 432271 LLC

**TROP AND SPLINDER*

VS.

(R) SITAN SAKO

Classification: Holdover; Prior App: 2

(2) LT-070841-18/QU

(P) INDERIA HARDIAL

**Jaleel Adam*

VS.

(R) RESHMA GAJAI

(R) "John" "Doe"

(R) "Jane" "Doe"

Classification: Holdover; Prior App: 1

(3) LT-071009-18/QU

(P) MARTHA RECLADE

**David Scott Harris*

VS.

(R) GLADYS NIEVES

(R) MATTHEW RODRIGUEZ

(R) "John" "Doe"

(R) "Jane" "Doe"

Classification: Holdover; Prior App: 1

(4) LT-071011-18/QU

(P) CLARA GAMBOA-RANKIN

**David Scott Harris*

VS.

(R) ABENAA SHINE

(R) JASON R. SHINE

(R) "John" "Doe"

(R) "Jane" "Doe"

Classification: Holdover; Prior App: 1

(5) LT-071016-18/QU

(P) ALBERT MURATOV

**David Scott Harris*

VS.

(R) MICHAEL WENDROW

(R) "John" "Doe"

(R) "Jane" "Doe"

Classification: Holdover; Prior App: 1

(6) LT-058306-18/QU
(P) IMPERIAL 82 LLC **Horing, Welikson & Rosen PC*
VS.
(R) PAUL LEHRMAN
Classification: Non-Payment; Prior App: 2

(7) LT-067696-18/QU
(P) 4033 REALTY LLC **Bessie Chinboukas*
VS.
(R) MERCEDES VARGAS **Self-Represented*
(R) MERCEDES SOSA
(R) MERCEDES NUNEZ
(R) WILTON M NUNEZ
(R) DANNY RODRIGUEZ **Self-Represented*
(R) BRANDOL VARGAS
(R) JAYDEN VARGAS
(R) ORIANA NUNEZ
(R) SELIN SOSA
Classification: Non-Payment; Prior App: 2

(8) LT-061273-18/QU
(P) MARGARET SILLETTI **Daniels Norelli Cecere & Tavel*
VS.
(R) MICHAEL DELLIGATTI
(R) MICHAEL DELLIGATTI
(R) "John" "Doe"
(R) "Jane" "Doe"
Classification: Holdover; Prior App: 5

(9) LT-069062-18/QU
(P) KOLLET GROUP, INC **SUNDAY AKINDIPE*
VS.
(R) SWARSTATTIE RAGHUNANDAN **The Legal Aid Society - Queens*
Classification: Holdover; Prior App: 2

(10) LT-069890-18/QU
(P) CHRISTINE NGO DURAN **Self-Represented*
VS.
(R) ALAN O PINTADO
(R) "John" "Doe"
(R) "Jane" "Doe"
Classification: Holdover; Prior App: 1

(11) LT-071128-18/QU

(P) SHIRLEY LEE **Self-Represented*
vs.

(R) ALBERTO PAREJAS **A. Johnson Law Firm PC*

(R) VERONICA CONTRERAS **A. Johnson Law Firm PC*

Classification: Non-Payment; Prior App: 0

(12) LT-071582-18/QU

(P) RICHMOND HILL HOUSING 2 L.P. **Rosenblum & Bianco, LLP*
vs.

(R) LATOYA SMITH **Self-Represented*

(R) BRANDEN SMITH

Classification: Non-Payment; Prior App: 0

(13) LT-071882-18/QU

(P) KENYUK CHEUNG, LLC **Thomas E Berinato*
vs.

(R) MARIA VASQUEZ **Self-Represented*

(R) "John" "Doe"

(R) "Jane" "Doe"

Classification: Non-Payment; Prior App: 0

(14) LT-072089-18/QU

(P) WOODHAVEN 88 LLC **Gutman, Mintz, Baker &*
vs.

(R) ABSALON QUICENO **Self-Represented*

Classification: Non-Payment; Prior App: 0

(15) LT-064641-18/QU

(P) WILMINGTON SAVINGS FUND **ALBERT MAIMONE &*
vs.

(R) LEONARD PICKERSGILL

(R) EDNA PICKERSGILL

(R) SANDRA PICKERSGILL

(R) Stephen Pickersgill **Self-Represented*

(R) "John" "Doe 2"

(R) "John" "Doe 3"

(R) "Jane" "Doe 1"

(R) "Jane" "Doe 2"

(R) "Jane" "Doe 3"

Classification: Holdover; Prior App: 0

(16) LT-072126-18/QU

(P) SOUTHRIDGE OOPERATIVE SECTION **THE BRESKY LAW FIRM PLLC*
VS.

(R) ERIKA DAUTRUCHE

(R) "John" "Doe"

(R) "Jane" "Doe"

Classification: Holdover; Prior App: 0

(17) LT-072299-18/QU

(P) ANA HSIEH SHAN **BAIG & ASSOCAITES LLC*
VS.

(R) CHARLES THOMPSON

(R) DIANE THOMPSON

(R) CARMELO LINO

(R) CARLINA LINO

(R) ROXANE LINO

(R) "John" "Doe"

(R) "Jane" "Doe"

Classification: Holdover; Prior App: 0

(18) LT-072343-18/QU

(P) JOSEPH M ALBERT **Douglas L. Fromme*
VS.

(R) ANTHONY EDGINTON

(R) "John" "Doe"

(R) "Jane" "Doe"

Classification: Holdover; Prior App: 0

(19) LT-072346-18/QU

(P) LEXINSNY, LLC **LAW OFFICE OF YEUNG &*
VS.

(R) RICHARD CRUZ

(R) SILVANA CRUZ

(R) "John" "Doe"

(R) "Jane" "Doe"

Classification: Holdover; Prior App: 0

(20) LT-072360-18/QU

(P) MCGUIRE 41 REALTY CO. LLC **John J. Napolitano*
VS.

(R) DILENIA URENA

(R) EDWIN FERNANDEZ

(R) MARIA FERNANDEZ

(R) "John" "Doe"

(R) "Jane" "Doe"

Classification: Holdover; Prior App: 0

(21) LT-072608-18/QU
(P) SOLEDAD GUERRA **Thomas Yu Hao Lai*
VS.
(R) JOSEPH H SPINELLI
Classification: Holdover; Prior App: 0

(22) LT-072634-18/QU
(P) KWAN CHUN CHENG **LAW OF HUA & WANG, P.C.*
VS.
(R) FRANCIA HERRERA
(R) ANDREA GUITERREZ
(R) "John" "Doe"
(R) "Jane" "Doe"
Classification: Holdover; Prior App: 0

(23) LT-072655-18/QU
(P) THE GURNIAC FAMILY RUST **Frank Xavier Bruno*
VS.
(R) REBECCA BECVAR
(R) TYLER BECVAR
(R) VINCENT PRUCHNICK
(R) LAURA MARIN
(R) SEAN MARIN
(R) "John" "Doe"
(R) "Jane" "Doe"
Classification: Holdover; Prior App: 0

(24) LT-072688-18/QU
(P) MARIUSZ SIEMION **Joanne Michelle Lowkis*
VS.
(R) JACEK M WOLOSZYN
Classification: Holdover; Prior App: 0

(25) LT-072810-18/QU
(P) KOLLET GROUP INC. **Sunday Oyemomi Akindipe*
VS.
(R) BIBI BHULAI
Classification: Holdover; Prior App: 0

(26) LT-071478-17/QU
(P) help Social Service Corporation **Rosenblum & Bianco, LLP*
VS.
(R) Michael Hunt
(R) "John" "Doe"
(R) "Jane" "Doe"
Classification: Holdover; Prior App: 13

(27) LT-054703-18/QU

(P) BRG 48-53 LLC
vs.

**Gutman, Mintz, Baker &*

(R) Wesley Foxworth

(R) "John" "Doe"

(R) "Jane" "Doe"

Classification: Holdover; Prior App: 8

(28) LT-062300-18/QU

(P) YBE LEGACY LLC
vs.

**Horing, Welikson & Rosen PC*

(R) NAZARIA GONZALEZ

(R) AWILDA GONZALEZ

**Self-Represented*

Classification: Non-Payment; Prior App: 4

(29) LT-069668-18/QU

(P) DAYTON TOWERS CORP.
vs.

**Amsterdam & Lewinter LLP*

(R) HOWARD PHILLIPS

(R) "John" "Doe"

(R) "Jane" "Doe"

Classification: Non-Payment; Prior App: 1

(30) LT-070039-18/QU

(P) ARGENTINE LEASING L.P.
vs.

**Daniels Norelli Cecere & Tavel*

(R) ROBERT GOODWIN

**DC37 Health & Security Plan,*

Classification: Non-Payment; Prior App: 1

(31) LT-065692-17/QU

(P) The Marina 30 LLC
vs.

**Cohen Hurkin Ehrenfeld*

(R) Renee Trent

(R) "John" "Doe"

**The Legal Aid Society - Queens*

Classification: Holdover; Prior App: 1

(32) LT-062225-18/QU

(P) BERKOWNERS INC.
vs.

**SMITH, GAMBRELL &*

(R) MARIA DOLORES REYES

**Charles Zolot*

Classification: Holdover; Prior App: 4

(33) LT-063125-18/QU

(P) ESSEX HOUSE LLC
vs.

**Thomas Edward Berinato*

(R) ESTATE OF SUSAN ROGERS

(R) ALLA M YEL

(R) "John" "Doe"

(R) "Jane" "Doe"

Classification: Holdover; Prior App: 3

(34) LT-064014-18/QU

(P) 8787 HILLSIDE PARK LLC
vs.

**Curtis Eugene Harger*

(R) BLANCA HERNANDEZ

(R) MILAGROS SANCHEZ

(R) SYLVIA A PADRON

(R) "John" "Doe"

(R) "Jane" "Doe"

Classification: Holdover; Prior App: 3

(35) LT-069751-18/QU

(P) JIA J DONG
vs.

**SCHNITZER & TIBAS, PLLC*

(R) YANNELLY GOMEZ

(R) "John" "Doe"

(R) "Jane" "Doe"

Classification: Holdover; Prior App: 1

(36) LT-070279-18/QU

(P) D'AMICO REALTY CORP.
vs.

**Albert Maxmilian Maimone*

(R) OK HYON KIM

(R) MIREE LORD

(R) "John" "Doe"

(R) "Jane" "Doe"

Classification: Holdover; Prior App: 1

(37) LT-070538-18/QU

(P) JOAN RAMBARAN
vs.

**STEPHEN S. WEINTRAUB, P.C.*

(R) KAREN KOSSMAN

Classification: Holdover; Prior App: 1

Part D * Room: 406 * Honorable Joel R. Kullas * 10:30 AM

(38) LT-054703-18/QU

(P) BRG 48-53 LLC
vs.

**Gutman, Mintz, Baker &*

(R) (M)Wesley Foxworth

(R) (M)"John" "Doe"

(R) (M)"Jane" "Doe"

Classification: Holdover; Prior App: 6

(39) LT-063125-18/QU

(P) (M)ESSEX HOUSE LLC
vs.

**Thomas Edward Berinato*

(R) ESTATE OF SUSAN ROGERS

(R) ALLA M YEL

(R) "John" "Doe"

(R) "Jane" "Doe"

Classification: Holdover; Prior App: 1

Part D * Room: 406 * Honorable Joel R. Kullas * 11:30 AM

(40) LT-062635-17/QU

(P) Jewel Associates LLC
vs.

**Sontag & Hyman, P.C.*

(R) Danny Reiss

(R) Gerard Reiss

(R) "John" "Doe"

(R) "Jane" "Doe"

Classification: Holdover; Prior App: 1

(41) LT-063740-18/QU

(P) FADIL VELOVIC
vs.

**Cooper & Paroff PC*

(R) JENNIFER RYAN GOBLISCH

**Brandy Andrea Beltas*

Classification: Holdover; Prior App: 3

(42) LT-065050-17/QU

(P) (M)FAIRFIELD BEACH 9TH LLC
vs.

**Horing, Welikson & Rosen PC*

(R) JOANNE BRYANT

(R) "John" "Doe"

(R) "Jane" "Doe"

Classification: Non-Payment; Prior App: 5

Part D * Room: 406 * Honorable Joel R. Kullas * 2:00 PM

(43) LT-055489-17/QU
(P) Amlak Realty, Corp. *Alizio & Galfunt LLP
vs.
(R) (M)Shaunetta Gibson *NYLAG
Classification: Non-Payment; Prior App: 0

(44) LT-052585-18/QU
(P) OTIS AVENUE REALTY LLC. *LAW OFFICE OF LEONIDAS
vs.
(R) (M)GUSTAVO LLANOS *Self-Represented
(R) "John" "Doe"
(R) "Jane" "Doe"
Classification: Non-Payment; Prior App: 0

(45) LT-056538-18/QU
(P) 144 35TH AVENUE LLC *Gutman, Mintz, Baker &
vs.
(R) FABIOLA ACEVEDO
Classification: Non-Payment; Prior App: 0

(46) LT-061613-18/QU
(P) 2009 PALMETTO STREET LLC *Balsamo & Rosenblatt PC
vs.
(R) (M)MICHAEL J DOHERTY *Self-Represented
(R) "John" "Doe"
(R) "Jane" "Doe"
Classification: Non-Payment; Prior App: 0

(47) LT-063233-18/QU
(P) THIRD HOUSING COMPANY INC *Sontag & Hyman, P.C.
vs.
(R) (M)JEROME JENKINS *Self-Represented
Classification: Non-Payment; Prior App: 0

(48) LT-067350-18/QU
(P) CUNNINGHAM ASSOCIATES, L.P. *HORING WELIKSON & ROSEN,
vs.
(R) (M)YAMISHA YOUNG *Self-Represented
(R) ANN YOUNG
Classification: Non-Payment; Prior App: 0

(49) LT-069332-18/QU
(P) GOLD SEAL COMPANY LP *White Cirrito & Nally LLP
vs.
(R) (M)WANTESHA M HARRIS *Self-Represented
Classification: Non-Payment; Prior App: 0

Part D * Room: 406 * Honorable Joel R. Kullas * 2:00 PM

(50) LT-065502-18/QU

(P) DAVID SINGH **Cohen Hurkin Ehrenfeld*
vs.

(R) (M)DHANY AMALINI JAMES **Self-Represented*

(R) PRAIMNATH JAMES **Self-Represented*

(R) "John" "Doe"

(R) Gomatee James **Self-Represented*

Classification: Holdover; Prior App: 0

(51) LT-062821-18/QU

(P) (M)35-48 95TH STREET REALTY **Sontag & Hyman, P.C.*
vs.

(R) MARGARITA RODRIGUEZ **The Legal Aid Society - Queens*

(R) NESTOR RODRIGUEZ

(R) "John" "Doe"

(R) "Jane" "Doe"

Classification: Non-Payment; Prior App: 0

Part D * Room: 406 * Honorable Joel R. Kullas * 9:30 AM

(52A) LT-053401-17/QU

(P) 118-10 Rockaway Blvd LLC **Kawal Persaud Totaram*
vs.

(R) (M)Lyonel Tanis **Arund Galabya*

(R) (M)Maria Tanis **Arund Galabya*

Classification: Holdover; Prior App: 0

(53A) LT-068330-18/QU

(P) GREENPORT PRESERVATION LP **Gutman, Mintz, Baker &*
vs.

(R) (M)RHONDA RENEE HAZELTON **Self-Represented*

Classification: Non-Payment; Prior App: 0