



Suffolk Profiles

PO Box 667 • Nesconset NY 11767
 ph. 631•968•8833 www.LIprofiles.com

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BABYLON/ISLIP TOWNSHIPS EDITION

January 4, 2013

<u>Seller</u>	<u>Purchaser</u>	<u>Address</u>	<u>Price</u>
AMITYVILLE (VILLAGE) 11701			
11 Louden Realty, LLC	WOIGMAN, Harvey & Ronnie	62 Barbara Court #18	(C) 355,000
BABYLON 11702			
9 Est. Fitzpatrick	HIGGINS, Mark & Wendy	645 Morrison Street	310,000
BAY SHORE 11706			
10 Ramjit	CITY SETTLEMENT SERVICES, INC	266 North Third Avenue	175,000
9 Hill	LUBRUN, Dival & Sherelle	25 1st Avenue	296,400
BAYPORT 11705			
11 Finn	O'LEARY, Kenneth & Abigale	546 North Gillette Avenue	365,500
11 Bayport Postal, LLC	BAYPORT POSTAL REALTY, LLC	860 Montauk Highway	997,000
BOHEMIA 11716			
10 North Sayville Multi-Family Development, LLC	PAOLANO, Michael	5 Grand Canyon Court	(C) 350,000
11 wielunski	YOUNG, Patrick	1131 Smithtown Avenue	433,000
11 Mistler	DANISI, Maria	1011 Walnut Avenue	435,250
BRENTWOOD 11717			
11 Bank of America	DREAM HOME PROPERTY ASSET, INC	108 4th Street	97,125
11 Greene (Referee)	SMITH, Eugene	31 Bergen Street	150,000
11 Raynor	CUEVA, Tomas	203 Elliot Street	185,500
11 OMG-LE, LTD	MEIJA, Saturnino	145 Ellery Street	254,400
	AMAYA, Oscar		
11 Seidell (Referee)	DEUTSCHE BANK	11 Myrtle Avenue	271,231
CENTRAL ISLIP 11722			
11 Morales	TUCARELLA, Joseph	11 Maple Wing Drive	215,000
11 Blaske	CHARLES, Innocent	94 Casement Avenue	254,930
	SYDNEY, Marie		
COPIAGUE 11726			
10 Oak St of Suffolk County, Inc	FUNSTER HOLDINGS, LLC	58 Oak Street	375,000
DEER PARK 11729			
11 Inglese	HELLER, Linda	20 Summerfield Court	(C) 328,000
11 Lungani	IQBAL, Waheed	16 Sarah Court	532,000
EAST ISLIP 11730			
11 Gubbi	RIZZUTO, Toniann	135 Beecher Avenue Extension	265,000
11 Washington	BARR, Jason	71 Meroke Lane	285,000
11 Sloup	RIVERS, Stephen & Stephanie	49 Percy William Drive	1,215,000

NUMBER PRECEDING SELLER INDICATES THE **MONTH TITLE CLOSED** BEFORE **JANUARY 4, 2013**
 THE DATE OF THIS ISSUE

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<u>Seller</u>	<u>Purchaser</u>	<u>Address</u>	<u>Price</u>
HAUPPAUGE 11788			
11 Palahnuk	HRONCICH, Marc & Danielle	129 Wedgewood Drive	490,000
10 Forest Brook Homes, Inc	CENTRAL PENN CAPITAL MANAGEMENT, LLC	560 Blydenburgh Road	2,930,049
HOLBROOK 11741			
11 Salzman	LIEVRE, Henry & Deborah	262 Fairfield Drive East	430,000
ISLANDIA (VILLAGE) 11749			
11 Vasquez	DLJ MORTGAGE CAPITAL, INC	21 Sampson Avenue	655,250
ISLIP 11751			
8 O'Neill	KNOLL, Howard BALZANO, Richard SIMEONE, Richard	76 Moffitt Blvd	146,000
10 Ferrara	ROARTY, John & Thomas	16 bainbridge Street	305,000
LINDENHURST 11757			
11 Amato	FLORE, Kenneth	117 9th Street	120,000
11 Ricciardella	SCALZO, Anthony	113 West Alhambra Avenue	291,000
LINDENHURST (VILLAGE) 11757			
11 Smith	KANNER, Eric & Lauren	220 39th Street	270,000
11 Woods	BRADY, Peter GERMAN, Cindy	491 North Clinton Avenue	283,250
11 Milazzo	CLARK, Melissa	657 Madison Avenue	320,500
11 Mental Health Association Suffolk County	SPECIAL SUPERIOR OFFICERS BENEV ASSOC	199 North Wellwood Avenue	345,000
10 Tursi	LANNING, Daniel & Heather	284 South 9th Street	381,500
NORTH BABYLON 11703			
11 Donnelly	HERNANDEZ, Mario & Lisa	11 Salem Place	267,650
11 Nelson	MORRIS, Diana	71 Jacqueline Way	280,000
11 Urso	WALTERS, Barbara	29 Primrose Lane	(C) 290,000
11 Marcellaro	STAHLEY, Madeline	73 Jacqueline Way	303,000
10 Nguyen	NAINE, Chunelall	506 Goodrich Avenue	352,000
RONKONKOMA 11779			
11 Charlie Kamp, Inc	WEEKS, Linda	339 Fir Grove Road	254,500
11 Go Key Realty Consulting, Ltd	DALEY, Matthew	14 Weichers Place	270,000
11 Otto	MORRIS, George	141 Hanson Avenue	291,000
SAYVILLE 11782			
11 Filardo	DANAR, LLC	39 Hiddink Street	185,000
11 Hiller	BAKER, Flora	127 Revere Drive	293,000
11 Colburn	RYAN, John & Maureen	27 Elaine Drive	330,000
10 Gregory	KLEINHANS, Todd DESANCTIS, Danielle	77 Washington Avenue	380,000
11 Izzo	VATALARO, John & Nancy	15 Revelyn Court	514,000
11 Stafford	GALLAGHER, John	63 Browns River Road	557,500
WEST BABYLON 11704			
11 Mirrione	SCIORTINO, Richard & Rosalie	5 Young Street	215,000
11 CGR Enterprises	PILLBOX, LLC	87 Kean Street	315,000
11 Zito	VANDOVER, Ronnie & Samantha	1518 10TH Street	427,450

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<u>Seller</u>	<u>Purchaser</u>	<u>Address</u>	<u>Price</u>
WEST BABYLON 11704 (Continued)			
9 costello (Referee)	KONDAUR CAPITAL CORP	209 11th Street	444,891
11 BBC Realty, LLC	PILLBOX, LLC	83 Kean Street	735,000
11 Berkshire Realty Group	JOPAL GSB, LLC	134 Great East Neck Road	24,000,000
WEST ISLIP 11795			
11 Cafaro	PENSABENE, Angela	7 Bells Court	550,000
11 Lastorino	McKAY, Raymond & Ellen	153 Pace Drive South	1,200,000
WEST SAYVILLE 11796			
11 Artusa	GALATI, Angelo & Nina	92 Brook Street	290,000
WYANDANCH 11798			
12 Brown	BENEFICIAL HOMEOWNERS SERVICES	35 Jamaica Avenue	215,000
11 Vieweg	BPF ADAMS, LLC	777 Mount Avenue	997,000

NUMBER OF SALES: 60**TOTAL SALES VOLUME OVER: 49,069,876**

Every effort is made to obtain accuracy. The data used in SUFFOLK PROFILES is secured from official records. Therefore, we assume no responsibility for errors or omissions.

SYMBOLS:

(C) = Condominium TM# = District/Section/Block/Lot.

LIS PENDENS (Mortgage Suits Pending)

<u>Plaintiff</u>	<u>Defendants</u>	<u>Property</u>	<u>Mtg Date</u>	<u>Amount</u>
AMITYVILLE 11701				
Morequity Inc	NIEVES, Jane Valentine	6 Floral Drive	12/03	113,000
Bank of New York Mellon	ARRIETA, Humberto & Rosa	808 County Line Road	9/04	175,000
US Bank	WILSON, Carrie	78 Madison Street	8/05	247,500
Deutsche Bank	RAMPERSAD, Errol	2 Flint Road	8/04	440,000
Manufacturers & Traders Trust	MAN PROPERTIES INC	178 New Highway	3/06	1,100,000
AMITYVILLE (VILLAGE) 11701				
Wells Fargo Bank	MITCHELL, Bobbie & Tara	24 Washington Avenue	1/06	151,636
HSBC Bank	KIL, Myun Soon Kang & Yun Sun	1 Southwood Lane	12/04	386,100
BABYLON (VILLAGE) 11702				
JPMorgan Chase Bank	FLAACK, Gerald & Sandra	25 South Bay Drive	4/05	457,591
BAY SHORE 11706				
Jacobsen	BROWN, James	26 Oakland Avenue	7/09	210,000
JPMorgan Chase Bank	BECKERMAN, Timothy & Jessica	104 Chenango Drive	10/04	210,000
US Bank	BLANCO, Michael	1140 East 3rd Avenue	4/06	211,000
US Bank	RUIZ, Lillian	19 Belgrave Avenue	4/04	225,600
Bank of America	CROWE, Ann & Patrick	1547 Potter Blvd	10/04	270,000
Wells Fargo Bank	DONLEY, Neil & Elsie	1204 Howells Road	6/06	282,000
HSBC Bank	MONTES, Ines	809 Wisconsin Avenue	4/06	340,000
HSBC Bank	MENK, Richard	120 Hiawatha Drive	6/05	340,000
Wells Fargo Bank	CAYO, Jose	1565 Heckscher Avenue	3/06	380,000
HSBC Bank	LOHR, Gary	43 Torrey Pine Lane #82	11/05	399,340
BAYPORT 11705				
Wells Fargo Bank	VARIO, Margaret & Leonard	735 Sylvan Avenue	3/06	618,700

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LIS PENDENS (Mortgage Suits Pending)

<u>Plaintiff</u>	<u>Defendants</u>	<u>Property</u>	<u>Mtg Date</u>	<u>Amount</u>
BOHEMIA 11716				
Bank of New York Mellon	TINTELLA, Donna	17 Bourne Blvd	1/05	304,000
Bayview Loan Servicing	ESTES, Diana	909 Ocean Avenue	11/04	400,000
BRENTWOOD 11717				
Wells Fargo Bank	LEWIS, Hope	44 Clarke Street	9/05	185,000
CitiMortgage Inc	CARLSON, John III	19 Hagen Street	12/02	209,800
First National Bank of Long Island	CALALNOTTO, Perry	237 Hilltop Drive	3/05	225,000
JPMorgan Chase Bank	RAMIREZ, Luis	123 Peterson Street	5/09	235,653
Deutsche Bank	CANESSA, Jose	193 Front Avenue	3/06	271,150
Wells Fargo Bank	GIRALDO, Marlon	182 Front Avenue	1/09	277,603
JPMorgan Chase Bank	ALFARO, Felix & Marleni	123 Ames Street	10/04	282,200
Wells Fargo Bank	PAUL, Ruteau	144 Westwood Drive	1/07	296,800
PNC Mortgage	GARCIA, Ricardo	43 Gates Avenue	10/08	313,583
Wells Fargo Bank	MONTOYA, Rosa & Nelson	124 Dolce Street	5/06	340,000
Onewest Bank	RODRIGUEZ, Jair	606 Freeman Avenue	5/07	414,200
CENTRAL ISLIP 11722				
Bank of America	CONWAY, Alex	No# Bark Avenue	8/07	211,250
US Bank	FERNANDEZ, Fredy	84 Cranberry Street	8/05	262,000
Wells Fargo Bank	DIAZ, William	17 1st Avenue	9/04	279,612
HSBC Bank	CITTADINO, Lucas & Patricia	110 Casement Avenue	8/07	284,200
National City Mortgage Co	MARIN, Mario	220 Saint Johns Street	3/07	348,000
BAC Home Loan Services	CONTRERAS, Juan	117 Glenmore Avenue	3/05	349,600
Deutsche Bank	DACOSTA, Rosemarie & Ryan	1079 Ferndale Blvd	5/05	360,800
PNC Mortgage	TRINIDAD, Carlos	132 Acorn Avenue	7/08	364,486
Freedom Mortgage Corp	FRASER, Rowley	1 Cherry Street	11/06	385,000
DEER PARK 11729				
CitiMortgage	SEDLITA, Anthony & Christine	201 Park Avenue	1/03	220,000
GMAC Mortgage	SOBOWALE, Isaac	53 Volta Drive	5/04	308,000
EAST ISLIP 11730				
JPMorgan Chase Bank	AMATO, Robert	10 Jefferson Street	7/03	241,000
JPMorgan Chase Bank	PUENTES, Alicia	101 Beecher Avenue Extension	7/08	342,650
FARMINGDALE 11735				
JPMorgan Chase Bank	CANALES, Rosa & Mirna	102 East Carmans Road	12/97	134,970
HSBC Bank	BRADLEY, Shaheen	29 Birch Avenue	12/04	369,000
HAUPPAUGE 11788				
HSBC Bank	HANDLER, Ruth	79 Lincoln Blvd	9/05	384,000
HOLBROOK 11741				
JPMorgan Chase Bank	CONNELLY, Bette & John	375 Erie Street	10/06	190,000
Bank of New York Mellon	SIMEONE, James & Joanne	444 Alphabet Street	11/07	420,967
ISLIP 11751				
JPMorgan Chase Bank	LAMPE, Michele & Paul	7 Beverly Street	5/05	342,350
HSBC Bank	HISGEN, Douglas & Donna	15 West Cedar Street	9/06	382,500
ISLIP TERRACE 11752				
CitiMortgage	MILLER, Rosalind	61 Andrew Avenue	5/06	60,000

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<u>Plaintiff</u>	<u>Defendants</u>	<u>Property</u>	<u>Mtg Date</u>	<u>Amount</u>
ISLIP TERRACE 11752 (Continued)				
Wells Fargo Bank	RODRIGUEZ, Edward	17 Nassau Street	1/09	311,418
LINDENHURST 11757				
Deutsche Bank	SOLOMITA, Paul	211 Venetian Blvd	1/06	357,000
LINDENHURST (VILLAGE) 11757				
Deutsche Bank	GARCIA, Noe	694 South 7th Street	9/06	249,000
JPMorgan Chase Bank	LESCZYNSKA, Karolina & Piotr	65 Lake Street	6/06	260,000
NORTH BABYLON 11703				
Interstate Intrinsic Value fund	GUIDA, Donna	60 Maybrook Road	9/05	20,999
Bank of New York Mellon	PAOLILLO, Louis	16 Central Avenue	2/05	220,400
HSBC Bank	JOHNSON, Eugene & Patricia	27 Central Avenue	10/05	268,000
RONKONKOMA 11779				
HSBC Bank	ADESSO, Anthony	138 Dakota Street	4/06	222,600
CitiMortgage	HARTE, Lynn & Douglas	74 Weichers Avenue	2/05	268,875
US Bank	JOHNSON, Timothy & Barbara	144 Dakota Street	8/06	330,000
JPMorgan Chase Bank	ZARAS, Oscar	2839 Ocean Avenue	1/06	387,000
US Bank	RAMIREZ, Adalinda & Rosalinda	24 Pamlico Avenue	6/06	395,200
M & T Bank	K & R REALTY CO	10 Fleetwood Court	11/06	2,200,000
WEST BABYLON 11704				
Bank of America	ALMONTE, Yvette	11 Rose Place	9/98	134,458
Wells Fargo Bank	VASQUES-SANTANA, Robert	341 Westchester Avenue	2/04	277,805
JPMorgan Chase Bank	DiTOMASSO, Linda & Salvatore	1132 11th Street	12/05	292,000
JPMorgan Chase Bank	SMALLS, Gabriella	60 Barclay Street	9/08	463,878
WEST GILGO BEACH 11702				
Onewest Bank	SHEPHARD, Thomas & irene	3 Ocean Walk	3/06	355,000
WEST ISLIP 11795				
Bank of New York Mellon	OLIVA, Marcelo	431 Kime Avenue	4/03	24,600
CitiMortgage	RODRIGUEZ, Ecuador & Janice	320 Paumanake Avenue	2/03	200,000
WEST SAYVILLE 11796				
JPMorgan Chase Bank	WOLMART, Randy	120 Joni Drive	5/11	208,623
WHEATLEY HEIGHTS 11798				
JPMorgan Chase Bank	AHMAD, Yolette & Sheraz	90 North 18th Street	1/08	255,800
Clearvue Opportunity XVIII	MARTINEZ, Santos	91 Washington Avenue	11/06	288,000
Wells Fargo Bank	SANTIAGO, Fernando & Winifred	36 Hilltop Lane	5/08	417,000
WYANDANCH 11798				
JPMorgan Chase Bank	BRAITHWAITE, Leslie & Dorothy	113 Commonwealth Drive	11/92	30,000
CitiMortgage	BROWN, Demetri & Deborah	47 South 20th Street	1/07	223,500
Bank of New York Mellon	SMITH, Ken	51 South 25th Street	3/06	242,250
Deutsche Bank	ISAAC, Obe	49 Spruce Street	10/06	308,750