

**BY ORDER OF THE BOARD OF TRUSTEES OF THE  
INCORPORATED VILLAGE OF MASTIC BEACH**

**NOTICE AND ORDER TO REMOVE  
SECTION 180-4 OF THE VILLAGE CODE**

**TO:**

**Owner:**

Salvatore Pane  
4 Oakridge Court  
Manorville, New York 11949

Board of Directors for Mastic Beach  
Property Owners Association, Inc.  
P.O. Box 212  
Mastic Beach, New York 11951

**Mortgagees:**

US Bank National Association, as Trustee  
for the Structured Asset Securities  
Corporation Mortgage Pass Through  
Certificates, Series 2006- NC1  
60 Livingston Avenue  
St. Paul, MN 55107

Clerk of the Suffolk County District Court  
400 Carleton Avenue  
Central Islip, New York 11722

Heartland Payments Systems, Inc.  
90 Nassau Street  
Princeton, New Jersey 08542

Gross Polowy Orlans, LLC  
*Attorneys for US Bank National Association*  
25 Northpointe Parkway, Suite 25  
Amherst, New York 14228

Lamonica Herbst & Maniscalco LLP  
*Attorneys for Heartland Payment Systems,  
Inc.*  
3305 Jerusalem Avenue, Suite 201  
Wantagh, New York 11793

**Judgment Creditors:**

Town of Brookhaven, Legal Department  
One Independence Hill  
Farmingville, New York 11738

The People of the State of New York  
120 Broadway, 3rd Floor  
New York, New York 10271

American Express Centurion Bank  
c/o Joshua J. Knurr  
200 Vesey Street  
New York, New York 10285

Somer & Heller LLP  
2171 Jericho Turnpike, Suite 350  
Commack, New York 11725

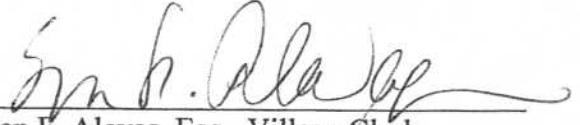
Village of Lindenhurst  
430 South Wellwood Avenue  
Lindenhurst, New York 11757

**PREMISES: 168 LYNBROOK DRIVE, MASTIC BEACH, NEW YORK**

- A. The premises is located at 168 Lynbrook Drive, Mastic Beach, NY (S.C.T.M.: 0209-024.00-05.00-044.000)
- B. The building or structures on the property are unsafe or dangerous in the following ways:
  - 1) Premises damage by fire, wind or other causes so as to have become dangerous to life, safety or the general health and welfare of the occupants or the general public.
  - 2) Premises is so dilapidated, decayed, unsafe, unsanitary or which so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation or are likely to cause sickness or disease so as to work injury to the health, safety, or general welfare of those living therein.
  - 3) Premises has light, air and sanitation facilities which are inadequate to protect the health, safety or general welfare of persons who live or may live therein.
  - 4) Inadequate facilities for egress in cases of fire or panic or insufficient stairways, elevators, fire escapes or other means of communication.
  - 5) Contains parts that are so attached that they may fall and injure members of the public or property.
- C. You are **HEREBY ORDERED** to have the structures removed immediately.
- D. You are **ORDERED** to commence the removal of the buildings or structures on or before March 7, 2015, and said work shall be completed within thirty (30) days thereafter.
- E. In the event you disobey this Order, a hearing will be held before the Board of Trustees of the Village of Mastic Beach on March 10, 2015 at 7:00 pm at Village Hall, 269 Neighborhood Road, Mastic Beach, New York 11951.
- F. In the event that the Village Board, after the hearing, shall determine that the building, property, or structure or condition thereon is dangerous, hazardous, or unsafe to the public, the Village Board may order the building to be taken down.
- G. In the event that the building shall be determined by the Village to be dangerous, hazardous, or unsafe, and in the event of the neglect or refusal of the owner to remove the structure within the time provided, the Village may remove such building or structure by whatever means it deems appropriate and assess all costs and expenses incurred by the Village in connection with the proceeding to remove, including the cost of actually removing said building or structure and any engineering, legal or other expenses, as an assessment against the land on which said building or structure is located to be charged to the owner of the property on the next Village tax roll, although the levying of an assessment by the Village against the property on the next Village tax roll shall not be an exclusive remedy and shall not preclude the Village

from any other available remedy including but not limited to pursuing a civil judgment against the owner of the property to recover the costs.

By ORDER of the Board of Trustees of the  
Incorporated Village of Mastic Beach

A handwritten signature in cursive script, appearing to read "Susan F. Alevas", written over a horizontal line.

Susan F. Alevas, Esq., Village Clerk

Dated: Mastic Beach, New York  
February 20, 2015



Judgment Creditors:

Town of Brookhaven, Legal Department  
One Independence Hill  
Farmingville, New York 11738

American Express Centurion Bank  
c/o Joshua J. Knurr  
200 Vesey Street  
New York, New York 10285

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P.O. Box 212  
Mastic Beach, New York 11951

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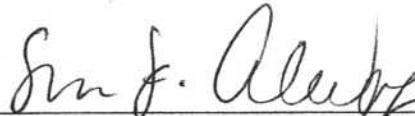
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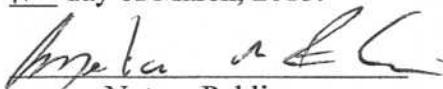
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2171 Jericho Turnpike, Suite 350  
Commack, New York 11725

Village of Lindenhurst  
430 South Wellwood Avenue  
Lindenhurst, New York 11757

  
\_\_\_\_\_  
SUSAN F. ALEVAS, ESQ.

Sworn to before me this  
11<sup>th</sup> day of March, 2015.

  
\_\_\_\_\_  
Notary Public

ANGELICA RIOS CRUZ  
Notary Public State of New York  
No. 01RI6225682  
Qualified in Suffolk County  
Commission Expires July 26, 2013



VILLAGE OF MASTIC BEACH  
NOTICE OF PUBLIC HEARING

**PLEASE TAKE NOTICE** that a public hearing will be held by the Board of Trustees of the Village of Mastic Beach on March 10, 2015, at 7:00 pm at Village Hall, 369 Neighborhood Road, Mastic Beach, New York 11951, regarding the filing by the Building Inspector of a report containing the findings and recommendations regarding certain structures situate on premises on 168 Lynbrook Drive, Mastic Beach, New York designated by Tax Map No. 0209-024.00-06.00-044.000 reputedly owned by SALVATORE PANE in which said report finds that the structure is unsafe and dangerous to the public and recommends its immediate demolition and removal.

Any resident of the Village of Mastic Beach is entitled to be heard at such public hearing.

By order of the Board of Trustees of the Village of Mastic Beach, dated February 10, 2015.

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Susan F. Alevas, Esq.  
Village Clerk

Check #	Date	Payee	Cash Account	Amount	Desc.	A10-2015(a)
12737	3/13/15	A & M Electronics	A200	38.50	radio for code	
12738	3/13/15	Affordable Cesspool Sev	A200	4,500.00	salt&sand & cesspool	
12739	3/13/15	Black Gold Industries, In	A200	116.13	asphalt	
12740	3/13/15	C.Y.A.	A200	390.00	code patches	
12741	3/13/15	Cablevision-300	A200	214.85	utilities	
12742	3/13/15	Cablevision	A200	787.05	utilities	
12743	3/13/15	Camco Asphalt Inc	A200	1,970.19	snow plowing	
12744	3/13/15	Deer Park Direct	A200	31.76	water	
12745	3/13/15	Gerard Gawlowski	A200	398.45	snow plowing	
12746	3/13/15	Green Acres Landscapir	A200	677.65	snow plowing	
12747	3/13/15	The Home Depot	A200	1,673.48	office supplies	
12748	3/13/15	Ideal Bottle Gas, Inc.	A200	276.89	utilities	
12749	3/13/15	LGP Services Inc.	A200	733.10	snow plowing	
12750	3/13/15	David Rossavik	A200	397.50	snow plowing	
12751	3/13/15	South Shore Press	A200	160.05	legal ads	
12752	3/13/15	Staples Office Supply	A200	94.02	office supplies	
12753	3/13/15	Tri-Hamlet News	A200	250.00	legal ads	
12754	3/13/15	USA Mobile Drug Testin	A200	63.00	drug testing	
12755	3/13/15	VEP Computer Systems	A200	85.00	computer services	
12756	3/13/15	Wex Bank	A200	2,197.30	gasoline	
12757	3/13/15	Adolph Wildner III	A200	723.73	snow plowing	
12758	3/13/15	Williamson Law Book Co	A200	406.85	court supplies	
12759	3/13/15	William Lunt	A200	673.56	snow plowing	
<b>Total</b>				<b>16,859.06</b>		

VOIDS none

Mayor Biondi \_\_\_\_\_  
 Deputy Mayor Busa \_\_\_\_\_  
 Trustee Spery \_\_\_\_\_  
 Trustee Stiriz \_\_\_\_\_  
 Trustee Summa \_\_\_\_\_