

GUTMAN, MINTZ, BAKER & SONNENFELDT, LLP.

P.O. BOX #397

NEW HYDE PARK, NY 11040

PHONE# 516-775-6590

Hours from 9:00 a.m. to 5:00 p.m. Monday through Friday

EMAIL: Validation@gmbsslpc.com

TO:

November 16, 2023

546 MAIN STREET
NEW YORK, N.Y.

10044

DEAR SIR/MADAM:

WE ARE THE ATTORNEYS FOR ROOSEVELT LANDINGS OWNER LLC
OUR CLIENT HAS CONSULTED WITH US WITH REFERENCE TO YOUR INDEBTEDNESS IN THE
AMOUNT OF \$ 6,085.00 , AND HAS REQUESTED THAT WE COLLECT
THE DEBT. SEE THE ENCLOSED SEPARATE PAGE FOR AN ITEMIZATION OF THE DEBT.

VALIDATION NOTICE

UNLESS YOU NOTIFY US WITHIN THIRTY (30) DAYS AFTER RECEIPT OF THIS LETTER
THAT THE VALIDITY OF THE DEBT OR ANY PORTION OF IT IS DISPUTED, WE WILL ASSUME
THAT THE DEBT IS VALID. IF YOU NOTIFY US IN WRITING BY MAIL OR EMAIL OF A DISPUTE
WITHIN THIRTY (30) DAYS AFTER RECEIPT OF THIS LETTER, WE WILL OBTAIN VERIFICATION
OF THE DEBT, OR A COPY OF JUDGMENT AGAINST YOU FOR THIS DEBT, IF ANY AND MAIL IT
TO YOU. FURTHER, UPON YOUR WRITTEN REQUEST WITHIN THIRTY (30) DAYS OF RECEIPT OF
THIS LETTER, WE WILL PROVIDE YOU WITH THE NAME AND ADDRESS OF THE ORIGINAL
CREDITOR, IF IT IS DIFFERENT FROM THE CURRENT CREDITOR. WE ACCEPT SUCH REQUESTS
ELECTRONICALLY VIA EMAIL AT VALIDATION@GMBSSLPC.COM. SEE ENCLOSED FOR A
SEPARATE DISPUTE FORM WHICH YOU MAY USE OR WRITE TO US WITHOUT THE FORM.

THIS ADVICE PERTAINS TO YOUR DEALINGS WITH THE UNDERSIGNED. IT DOES NOT
AFFECT YOUR DEALINGS WITH THE COURT, AND IN PARTICULAR DOES NOT CHANGE THE
TIME AT WHICH YOU MUST ANSWER THE ENCLOSED NOTICE. YOU MUST FOLLOW ITS
INSTRUCTIONS EVEN IF YOU DISPUTE THE VALIDITY OR AMOUNT OF THE DEBT.

IF YOU REQUEST VERIFICATION OF THE DEBT OR THE NAME AND ADDRESS OF THE
ORIGINAL CREDITOR WITHIN THE THIRTY (30) DAY PERIOD THAT BEGINS WITH YOUR
RECEIPT OF THIS LETTER, THE LAW REQUIRES US TO SUSPEND OUR EFFORTS (THROUGH
LITIGATION OR OTHERWISE) TO COLLECT THE DEBT UNTIL WE MAIL THE REQUIRED
INFORMATION TO YOU.

PLEASE MAKE ALL PAYMENTS DIRECTLY TO YOUR LANDLORD AND NOT THE
UNDERSIGNED.

YOURS, ETC.

GUTMAN, MINTZ, BAKER & SONNENFELDT, LLP.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED
TO HELP COLLECT THE DEBT. THIS COMMUNICATION IS FROM A DEBT COLLECTOR. EACH
COMMUNICATION FROM THIS OFFICE CAN BE PROVIDED IN LARGE PRINT FORM UPON
REQUEST. TO REQUEST LARGE PRINT CALL 516-775-6590 OR WRITE TO THE ABOVE ADDRESS.

GO TO WWW.CFPB.GOV/DEBT-COLLECTION TO LEARN MORE ABOUT YOUR RIGHTS UNDER
FEDERAL LAW.

REF#



C&C APARTMENT MANAGEMENT, LLC
 1735 PARK AVENUE, SUITE 300
 NEW YORK, NY 10035
 (212) 348-3248

STATEMENT

December 2023

Due Date: 12/01/2023
 Amount Due: \$6,986.00
 Account Number:
 Unit Code:



Bill To:

546 MAIN STREET
 NEW YORK NY 10044-0038

This statement includes payments received as of 11/21/23.

REGISTRATION PIN: FLYW5R62

DESCRIPTION	AMOUNT
Balance Forward	6,361.00
chk# ICL	-276.00
MARKET NON-STABLE (12/2023)	3,150.00
SECTION 8 OFFSET (12/2023)	-2,249.00
TOTAL AMOUNT DUE:	6,986.00

MAKE CHECKS PAYABLE TO: ROOSEVELT LANDINGS OWNER LLC

Please detach and return coupon with your payment.

Page 1 of 2



1735 PARK AVENUE, SUITE 300
 NEW YORK, NY 10035

Return Service Requested

REMITTANCE SECTION

Due Date: 12/01/2023
 Account Number:
Amount Due: \$6,986.00

**MAKE CHECKS PAYABLE TO:
 ROOSEVELT LANDINGS OWNER LLC**

1916001896 PRESORT 1898 1 AV 0.495 P1C9



ROOSEVELT LANDINGS OWNER LLC
 DEPT #356838
 P.O BOX 25006
 BRADENTON, FL 34206



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