

DISTRICT COURT OF NASSAU COUNTY  
FIRST DISTRICT CIVIL PART

Index No.

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,  
Petitioner (Landlord)

**NOTICE OF PETITION  
HOLDOVER  
PROCEEDING**

-against-

Petitioner's residence:

,  
Respondent(s) (Tenant)  
Address:

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To Respondent(s) \_\_\_\_\_, above named and described, and any undertenants, in possession of the premises hereinafter described or claiming in possession thereof:

**PLEASE TAKE NOTICE** that a hearing at which you must appear will be held at District Court of the County of Nassau, 99 Main Street, Hempstead, New York, in Housing Part \_\_\_\_\_, on the \_\_\_\_ day of January 2012, at \_\_\_\_am/pm, which prays for a money judgment in the amount \$ \_\_\_\_\_ and a final judgment of eviction awarding to the Petitioner the possession of the premises designated and described as follows:

All rooms in the premises: \_\_\_\_\_, and further granting to the Petitioner such other and further relief as is demanded in the petition, which you must answer.

TAKE NOTICE also that demand is made in the petition herein for judgment against you concerning Petitioner's costs and disbursements for the herein proceeding.

TAKE NOTICE also that your answer may be made at the time of hearing specified above unless this Notice of Petition is served upon you on or before the \_\_\_\_ day of \_\_\_\_\_ 2014, in which event you must answer at least three (3) days before the petition is noticed to be heard, either orally before the clerk of the court at his or her office, or in writing by serving a copy thereof upon the undersigned attorney for the petitioner, and by filing the original of such written answer with proof of service thereof in the office of the clerk at least three (3) days before the time the petition is noticed to be heard; in addition thereto, you must appear before the court at the time and place hereinabove set forth for the hearing.

TAKE NOTICE that your answer may set forth any defense or counterclaim you may have against the petitioner.

TAKE NOTICE also that if you shall fail at such time to interpose and establish any defense that you may have to the allegations of the petition, you may be precluded from asserting such defense or the claim on which it is based in any other proceeding or action.

TAKE NOTICE that your failure to appear and answer may result in final judgment by default for the petitioner in the amount demanded in the petition.

TAKE NOTICE that under section 745 of the Real Property Actions and Proceedings Law, you may be required by the Court to make a deposit of use and occupancy, or a payment of use and occupancy to the petitioner, upon your second request for an adjournment or if the proceeding is not settled or a final determination has not been made by the Court within 30 days of the first court appearance. Failure to make subsequent required deposits or payments may result in an immediate trial on the issues raised in your answer.

Dated:

County of Nassau, on the                      day of                      2014

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Croker & Associates, P.C.  
Attorney for the Petitioner

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Suite 200  
Melville, New York 11747  
Tel.: 631.673.5548

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Clerk