

QUEENS TODAY

MARCH 15, 2024

DR. ZHI ALAN CHENG FROM ASTORIA was arraigned on Thursday on an indictment charging him with sexually abusing a patient at NewYork-Presbyterian Queens hospital, Queens District Attorney Melinda Katz says. Cheng was previously indicted in August 2023, accused of sexually abusing three patients in the hospital and drugging and raping three other women in his Queens home, as well as filming each of the assaults. He had also been indicted in December 2022 for allegedly raping a female acquaintance in his apartment. The latest indictment comes after another victim came forward. In all, more than 60 charges have been filed against Cheng. He faces multiple 25-years-to-life sentences if convicted. "What we have heard from the victims and seen in the videos is the shocking and horrifying exploitation of women at their most vulnerable," said Katz. "Taken together, the evidence details the repeated attacks of a sexual predator who time and again betrayed his sworn professional oath and the trust of women who were unable to defend themselves."

A 33-YEAR-OLD MAN HAS BEEN ARRESTED for stabbing a man to death in an attack over drugs in Jamaica in 2022, the Daily News reported. Maurice Smith was arrested by U.S. Marshals after he was identified as the suspect in the killing of 31-year-old Talil Maddox, who was murdered on Merrick Boulevard in February of 2022. Another man sustained a gunshot wound in the same incident and said that Smith choked him before he was shot. Smith has been charged with the physical attack, but not the shooting. Smith was charged with murder, strangulation, weapon possession and tampering with evidence, although cops did not immediately disclose what the tampering charge was for. His arraignment in Queens Criminal Court was pending Thursday.

AN ASTORIA CONVENIENCE STORE sold a \$1 million Powerball ticket during Wednesday night's drawing, PIX 11 reported. The winning ticket was bought at Avadh Convenience Store in the Western Queens neighborhood. The jackpot for the next drawing is \$600 million.

IN JUPITER, FLORIDA, THE METS tied 0-0 in a spring training matchup with the St. Louis Cardinals, but Mets pitchers combined for 14 strikeouts in the game, Metsmerized reports. José Buttó threw four scoreless innings, and struck out three hitters, Adam Ottavino struck out two when he came in for a 1-2-3 fifth inning. Austin Adams took over in the sixth, striking out the side on just 10 pitches. For the final three frames, Yohan Ramírez and Tyler Jay threw for the Mets, striking out two a piece and keeping the game a scoreless tie.

Court dismisses Floyd Bennett shelter case brought by Queens pol



A Brooklyn judge ruled to dismiss the case brought by Queens and Brooklyn local electeds against the migrant shelter at Floyd Bennett Field.

Eagle photo by Ryan Schwach

By Ryan Schwach
Queens Daily Eagle

A Brooklyn judge this week tossed out an effort from Queens and South Brooklyn lawmakers to get the city and state to shut down its migrant tent shelter at Floyd Bennett Field.

Judge Peter Sweeney from Kings County Supreme Court, Civil Term issued the ruling to throw out the injunction on Wednesday, saying the court found the petitioner's arguments to be "unavailing" across the board.

The case was filed in September of last year following the announcement from the city and the state that they would be using Floyd Bennett Field — which was once a naval base — to house 2,000 migrant families with children. The

challenge to the shelter was brought by Queens Councilmember Joann Ariola, Brooklyn Assemblymember Jaime Williams and a number of community members in both lawmakers' districts.

In his 35-page decision, released publicly on Thursday, Sweeney one by one shot down the petitioner's arguments, including the idea the filers had the right to argue the case at all.

Sweeney ruled that the case was a "political dispute" and not centered around the financial, tax-based reasoning the petitions argued.

"It is clear that the dispute between petitioners and the state and city respondents over the migrant shelter at Floyd Bennett Field is not about the fiscal activities of either entity," court

documents say. "Indeed, no one disputes that the state and city have the authority to spend funds to establish [shelter] for the homeless population."

"The petitioners have failed to meet their threshold burden of establishing they have standing to maintain this proceeding," he continued.

Sweeney also argued that the petitioners themselves could not prove that they were harmed by the use of Floyd Bennett Field as a migrant shelter site.

The court called the assertion there would be an impact to essential services or environmental impacts to the site or the petitioner's

Continued on page 16

As budget deadline nears, calls for statewide Right to Counsel grow



Members of the Right to Counsel Coalition rally outside Queens County Civil Court. The coalition is calling for the state legislature and governor to include a bill creating a statewide Right to Counsel program in the upcoming budget.

Photo via Right to Counsel Coalition

By Jacob Kaye
Queens Daily Eagle

As budget negotiations in Albany head into their final weeks, lawmakers and advocates rallied at the state's capitol to call for the governor and legislature to fund efforts to expand Right to Counsel programming statewide.

Though New York City has struggled to fully implement its Right to Counsel laws in the five boroughs, advocates say that in addition to fully funding the program in the city, the state should make an effort to broaden the tenant protection statewide.

In that vein, both the Assembly and the State Senate committed to a statewide Right to Counsel program and additional funding for legal services providers in their one house budgets this week.

The bill establishing a statewide Right to Counsel program is sponsored in the Senate by State Senator Rachel May and is co-sponsored by Queens State Senators Michael Gianaris, Kristen Gonzalez, Leroy Comrie, John Liu, Jessica Ramos, James Sanders and Toby Ann Stavisky.

See story on page 2

Calls for statewide Right to Counsel grow with budget soon due

Continued from page 1

The bill would establish a right to free legal representation for tenants facing eviction anywhere in New York. Phased in over five years, the statewide program wouldn't have the same income restriction that the city's program currently has – a household of four needs to earn less than \$60,000 a year to qualify.

The legislation, which would also create an "Office of Civil Representation," also calls for \$500 million in funding per year once the program is fully implemented.

Standing on the steps of the capitol this week, advocates and lawmakers called for \$260 million to be included in the state's budget – which is due April 1 – to fund the first year of the program.

Wanda Martinez, a tenant leader at Catholic Migration Services and a Queens resident, led the rally in Albany on Wednesday.

"As a long-time Queens tenant, I can attest to the fact that housing insecurity has become a major issue for many of us," Martinez said. "The lucky ones are able to stay in their homes because of the protections that Right to Counsel offers. Our statewide Right to Counsel legislation would further protect and enforce our rights in New York City."

The city's Right to Counsel law first went into effect in 2017. It was initially limited to 25 New York City zip codes, including five in Queens.

But just as the city was gearing up to expand the program citywide, the pandemic began.

With a moratorium on evictions, the law wasn't put to much use in 2020 or 2021.

However, in late 2022, when the program



New York City's Right to Counsel program could be expanded statewide should a measure from an upstate lawmaker be included in the upcoming state budget.

Eagle file photo by Walter Karling

was officially expanded citywide and the moratorium on evictions was lifted, the program started to show signs of struggle.

In addition to the influx of cases filed post-moratorium – both new cases and cases that were paused during the pandemic – staffing shortages in public defender firms have put a strain on the program, which has largely been unable to meet demand.

Several times in 2022, public defender firms halted intake for the program.

In January 2022, when the program was expanded citywide, around 65 percent of tenants facing eviction proceedings had an attorney within the first week of proceedings, according to data collected by the Right to Counsel NYC Coalition.

Nearly every month after in the first year of the program, that number dropped. By December 2022, around 35 percent of tenants had representation within the first week of their case, Right to Counsel NYC Coalition data shows.

Throughout the past two years, civil legal services providers called on the Office of Court Administration to slow the calendaring of cases so that all tenants who qualify could be connected with an attorney. However, that request was repeatedly denied.

Only recently has the number of tenants connected to a lawyer within the first week of their proceedings begun to go up.

In September 2023, around 18 percent of tenants had a lawyer during their first week of eviction proceedings – an all-time low since the citywide implementation of Right to Counsel. By December 2023, that number had risen to around 53 percent, according to the Right to Counsel Coalition.

But advocates have blamed the program's struggles on inadequate funding from the city and have said that despite the city's inability to connect tenants with attorneys, whenever they do, the program works.

In cases where tenants were represented by an attorney, cases ended without an eviction around 84 percent of the time, the coalition says.

Consistently, around 95 percent of landlords have legal representation during eviction proceedings.

"What we found in New York City is when tenants have attorneys, they don't get kicked out," said Manhattan Assemblymember Linda Rosenthal. "They have a discussion with the landlord's attorney and there's an agreement, there's a stipulation – 'Okay, we will take your rent in smaller amounts, but you are a good tenant, we will not kick you out.' There's no opportunity for that outside New York City."

Walgreens sued for price gouging baby formula, now must donate to NYers

By Robert Abruzzese
Queens Daily Eagle

Attorney General Letitia James announced a resolution involving Walgreens on Wednesday after an investigation into the company's pricing of baby formula during the 2022 shortage.

The settlement includes a donation of 9,564 cans of baby formula, valued at \$200,000 wholesale, and a \$50,000 penalty to address allegations of price gouging.

During a nationwide shortage exacerbated by supply-chain issues and a major recall by formula manufacturer Abbott Laboratories, Walgreens was found to have significantly increased the prices of at least 20 infant formula products.

The AG's investigation was initiated after consumer complaints about the high costs of essential baby formula.

"Baby formula is the main source of nutrients and absolutely essential for thousands of our most vulnerable residents, our infants," James said. "During the formula shortage, families were panicked and struggling about how to feed their babies. For Walgreens to take advantage of this crisis and jack up formula prices is not only illegal but downright shameful."

As part of the settlement, Walgreens has agreed to donate the baby formula to the Met Council in Queens, FeedMore WNY and the Buffalo Prenatal Perinatal Network in Erie County.

These organizations are tasked with distributing the formula to families in need



Attorney General Letitia James announced a settlement with Walgreens after it was sued for price gouging baby formula.

AP file photo

across New York.

"The thousands of baby formula cans secured by my office will go directly to help

New York families who need it most," James added. "Today's agreement should also send a clear message that my office will not tolerate

any company that attempts to price gouge our state's consumers."

The case against Walgreens stemmed from a broader effort by James to enforce New York's price gouging laws, which prohibit excessive price increases on essential goods during abnormal market disruptions.

This settlement follows similar actions taken by the AG's office, including a \$100,000 settlement with Quality King Distributors Inc. for Lysol price increases during the COVID-19 pandemic and the delivery of 1.2 million eggs to food pantries from a settlement with egg producers.

Symposium on structural racism in New York hosted by State Bar Association

By Robert Abruzzese
Queens Daily Eagle

The New York State Bar Association and Albany Law School are set to host a symposium focused on the historical impact of structural racism in New York later this month.

Scheduled for March 20 at Albany Law School, the event marks a collaborative effort between the bar association's Task Force on Racism, Social Equity and the Law and the Government Law Center at the school. It aims to shed light on the discriminatory laws and policies that have perpetuated disparities across various facets of life, including education, healthcare, employment and access to voting rights.

Richard Lewis, president of the New York

State Bar Association, emphasized the importance of this initiative, noting, "Sixty years after the Civil Rights Act was passed, we are committed to addressing and eliminating discriminatory practices that hinder equal access to fundamental rights and opportunities."

The symposium will feature discussions on the enduring effects of structural racism on wealth equity in relation to housing, health, and education within the state.

The event will also highlight the recommendations from the New York State Bar Association's Task Force on Racism, Social Equity and the Law made in a recent report regarding racism and its effects in the state's legal community. Kapil Longani, senior vice chancellor for legal affairs and general counsel at the State

University of New York, will deliver the keynote address, underscoring the significance of legal and educational institutions in combating systemic injustices.

Participants will include a broad range of experts and leaders, including Lewis; Cinnamon Carlarne, president and dean of Albany Law School; and Julia Iyasere, senior vice president of health justice and equity at New York – Presbyterian.

Also featured will be Judge Leslie E. Stein, director of the Government Law Center at Albany Law School, and Clotelle L. Drakeford, from The Legal Aid Society of Westchester County.

Concluding remarks will be delivered by T. Andrew Brown, a past president of the New York State Bar Association.

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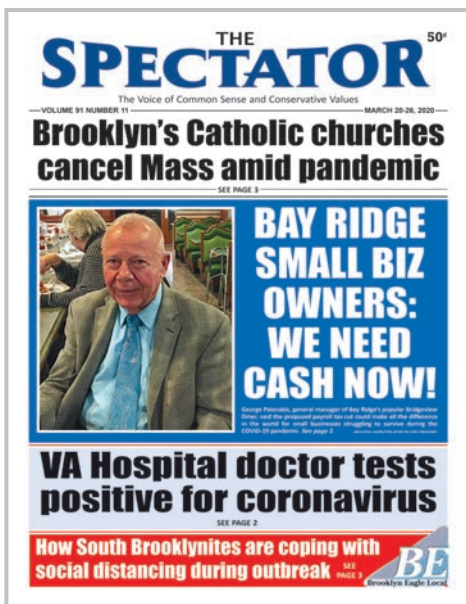
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Jen Hopewell,
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Eviction filings highest among private managers of NYCHA buildings

By Greg B. Smith
THE CITY

Private sector managers running city-owned public housing developments dramatically accelerated the number of eviction proceedings brought against tenants for non-payment of rent last year, appearing to outpace those filed against residents of developments still run by the housing authority.

Both NYCHA and the private entities managing public housing properties under a federal program known as Rental Assistance Demonstration (RAD) halted pursuing evictions in spring 2020, when the pandemic struck, and didn't resume until the COVID-triggered rent moratorium expired in January 2022.

Over that time period, NYCHA had suspended 31,000 pending eviction cases.

In 2022 both NYCHA and the private management companies resumed initiating eviction proceedings against residents, starting with a limited number of filings against tenants who owed significant back rent. But last year both NYCHA and the RAD management firms began to file more proceedings, with the private sector companies appearing to be more aggressive.

The management firms, which currently oversee about 18,400 public housing units under RAD, initiated more than 3,000 eviction proceedings against tenants from January through September of last year, records released this week by the housing authority show.

NYCHA, by comparison, manages about 166,000 units yet initiated 2,300 cases during all 12 months of last year, a review of records obtained by THE CITY found.

That puts the rate of eviction proceedings in RAD complexes at that time at about one initiated case per six apartments — compared to NYCHA's rate of about one initiated case for every 72 apartments.

'Living Under a Cloud'

To be clear, nearly all of these eviction notices resulted in tenants agreeing to financial settlements to address at least some of what they owed without actually being physically evicted. In fact, there have only been 34 actual evictions in RAD households and 110 in NYCHA-run developments since the pandemic rent moratorium ended, records show.

Nevertheless the mere receipt of an eviction notice for many tenants — after months during the pandemic when they were told they did not have to pay — has caused much anxiety in both NYCHA and RAD housing developments.

"The person is constantly living under a cloud of being evicted or you have to go back to NYCHA and NYCHA says you have to go back to management," said Councilmember Chris Banks, D-Brooklyn, chair of the public housing committee. "The fact that they have to live under this cloud that they could be evicted ... this to me is a major issue that's affecting a lot of the tenants in a serious way."

Banks questioned NYCHA officials about this post-pandemic resumption of evictions during a budget hearing Tuesday. Speaking with THE CITY, Banks said some tenants living in RAD developments have told him, "Management has



The Linden Houses in East New York, Feb. 4, 2020.

Credit: Ben Fractenberg/THE CITY

been very aggressive when it comes to getting tenants to come into compliance. And some of them are dragging them into court. Much more aggressive than NYCHA."

The issue of evictions over non-payment has taken on new significance given that so many of NYCHA and RAD tenants did not resume their monthly payments when the moratorium ended in January 2022.

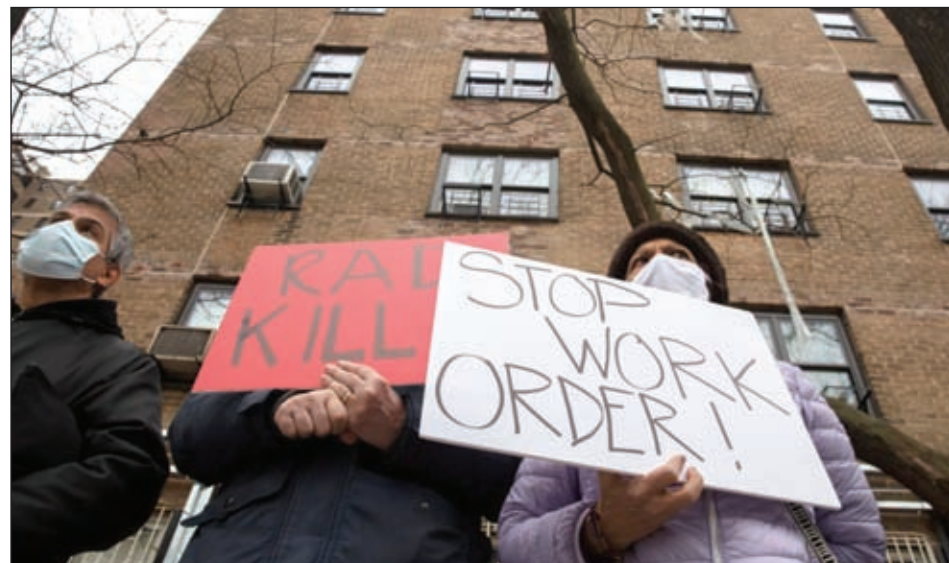
Since then, NYCHA's rent arrears have grown to more than \$480 million across 70,000 households. The authority is now struggling with a collection rate of around 60%, far less than the 95% collection rate they experienced pre-pandemic. (NYCHA does not have figures on how much tenants living in RAD developments owe).

NYCHA CEO Lisa Bova-Hiatt has repeatedly emphasized that the authority tries to avoid evictions and has only sent eviction notices to tenants who have accumulated large unpaid back rent over longer periods of time.

On Wednesday in response to questions from THE CITY, her press secretary Michael Horgan stated, "NYCHA's goal is to keep residents housed and to resolve tenant issues — whether related to nonpayment of rent or lease violations — not to evict."

And because the housing authority still owns all the properties managed by the RAD developers, NYCHA requires those managers to take the same eviction-as-a-last resort strategy "in order to support tenants who may be at risk," he added.

Since the rent moratorium ended, building managers and developers who now manage a couple dozen NYCHA-owned properties under RAD have filed a total of 4,084 eviction proceedings against tenants, records released this week by NYCHA show.



South Williamsburg NYCHA residents protest work being done on the building through new private management, Jan. 11, 2020.

Credit: Ben Fractenberg/THE CITY



NYCHA CEO Lisa Bova-Hiatt watches Gov. Kathy Hochul speak at the Wald Houses, Nov. 20, 2023.

Credit: Ben Fractenberg/THE CITY

The records make clear that the private-sector actors started out slowly, filing 986 proceedings in all of 2022 that resulted in the evictions of just 10 households. Last year, however, the rate of filings increased, with 3,098 eviction proceedings filed by RAD managers just through September. During that time 24 RAD households were evicted.

Forgiving Millions

No RAD developments have experienced as many eviction proceedings as Linden Houses and the adjacent Penn-Wortman Houses in East New York, Brooklyn, records show. In the first nine months of 2023, 1,648 eviction proceeding cases have been filed by the management company, C&C Apartment Management LLC, an affiliate of L+M Development Partners, a major income-restricted housing builder in New York City.

Before a proceeding is filed, both NYCHA and the management company work to resolve the matter without going to court. At Linden, hundreds of these "pre-eviction outreach" interactions resulted in no court cases, and even with the cases that went to court not a single one resulted in an actual eviction, the data show.

A spokesperson for Stanley Avenue Preservation — a partnership that includes L+M, Dantes Partners, SMJ, and Douglaston Development, that's performing \$430 million in renovations on the two developments — issued a statement in response to THE CITY's questions about how they've juggled the delicate job of trying to collect rent owed without putting people in the street.

They started by forgiving \$1.4 million in rent arrears when the moratorium ended in 2022, but since then many tenants have continued to fall be-

hind. They described the hundreds of cases initiated last year as "non-payment cases, not evictions," and noted the zero eviction result.

"We continue to work closely with our on-site staff and local elected officials to do all we can to help our residents remain in their homes as we undertake a critically needed overhaul of Linden Houses," the statement read. "Evicting a tenant is never our preferred outcome, and we work closely with our residents and an on-site social service provider to help residents pay their rent, which helps support ongoing operations at the property."

Another nearby Brooklyn development, Boulevard Houses, had a similar experience. Though Hudson Companies, the private sector firm managing the development, filed 390 eviction proceedings between January and September of last year, only two evictions have resulted in tenants being kicked out.

A spokesperson for Boulevard Together, Hudson's partnership with NYCHA, noted that the developer forgave \$3.7 million in rent arrears from Boulevard tenants. Hudson, which is completing \$600 million in renovations to Boulevard, also works with the nonprofit housing group, CAM-BA, to provide tenants with financial literacy training.

"We will continue to work closely with NYCHA, the residents, and local elected officials as we near the completion of much-needed renovations for this community," a spokesperson for Boulevard Together said in response to THE CITY's questions.

THE CITY is an independent, nonprofit news outlet dedicated to hard-hitting reporting that serves the people of New York.

Should Governments Ban TikTok? Cybersecurity Expert Explains Pros, Cons

By Doug Jacobson
The Conversation

The U.S. House of Representatives voted 352-65 on March 13, 2024, to require TikTok's parent company, China-based ByteDance, to sell the app or face a nationwide ban on TikTok. President Joe Biden said on March 8 that he would sign the legislation if it reached his desk.

The popular video social media app had 149 million users in the U.S. as of January 2024. Many of them contacted Congress to protest the possibility of a ban.

The bill's fate in the Senate is unclear. It's also unclear whether any resulting legislation would survive a court challenge.

On May 17, 2023, Montana Gov. Greg Gianforte signed legislation banning TikTok in the state, the first total ban by a U.S. state government. The law would impose fines of \$10,000 per day on any app store that offers TikTok and on the app-maker itself if it operates in the state. Individual users would not be subject to penalties. The law was scheduled to go into effect Jan. 1, 2024, but a federal judge blocked it pending a trial to determine whether the state overstepped its authority and whether the law violates the First Amendment.

The federal government, along with many state and foreign governments and some companies, has already banned TikTok on work-provided phones. This type of ban can be effective for protecting data related to government work.

But a full national ban of the app is another matter, which raises a number of questions: What data privacy risk does TikTok pose? What could the Chinese government do with data collected by the app? Is its content recommendation algorithm dangerous? Is it legal for a government to impose a total ban on the app? And is it even possible to ban an app?

Vacuuming up data

As a cybersecurity researcher, I've noted that every few years, a newly popular mobile app raises issues of security, privacy and data access.

Apps collect data for several reasons. Sometimes the data is



used to improve the app for users. However, most apps collect data that the companies use in part to fund their operations. This revenue typically comes from targeting users with ads based on the data they collect. The questions this use of data raises are: Does the app need all this data? What does it do with the data? And how does it protect the data from others?

So what makes TikTok different from the likes of Pokemon-GO, Facebook or even your phone itself? TikTok's privacy policy, which few people read, is a good place to start. Overall, the company is not particularly transparent about its practices. The document is too long to list here all the data it collects, which should be a warning.

There are a few items of interest in TikTok's privacy policy besides the information you give them when you create an account — name, age, user name, password, language, email, phone number, social media account information and profile image — that are concerning. This information includes location data, data from your clipboard, contact information, website tracking, plus all data you post and messages you send through the app. The company claims that current versions of the app do not collect GPS information from U.S. users.

If most apps collect data, why are governments worried about TikTok? First, they worry about the Chinese government accessing data from TikTok's 150 million users in the U.S. There is also a concern about the algorithms used by TikTok to show content.

Data in the Chinese government's hands

If the data does end up in the hands of the Chinese government, the question is how could it use the data to its benefit. The government could share it with other companies in China to help them profit, which is no different than U.S. companies sharing marketing data.



The Chinese government is known for playing the long game, and data is power, so if it is collecting data, it could take years to learn how it benefits China.

One potential threat is the Chinese government using the data to spy on people, particularly people who have access to valuable information. The Justice Department is investigating TikTok's parent company, ByteDance, for using the app to monitor U.S. journalists. The Chinese government has an extensive history of hacking U.S. government agencies and corporations, and much of that hacking has been facilitated by social engineering — the practice of using data about people to trick them into revealing more information.

The second issue that the U.S. government has raised is algorithm bias or algorithm manipulation. TikTok and most social media apps have algorithms designed to learn a user's interests and then try to adjust the content so the user will continue to use the app. TikTok has not shared its algorithm, so it's not clear how the app chooses a user's content.

The algorithm could be biased in a way that influences a population to believe certain things. There are numerous allegations that TikTok's algorithm is biased and can reinforce negative thoughts among younger users, and be used to affect public opinion. It could be that the algorithm's manipulative behavior is unintentional, but there is concern that the Chinese government has been using or could use the algorithm to influence people.

Can a government ban an app?

The pending Montana law aims to use fines to coerce companies into enforcing its ban. It's not clear if companies will comply, and it's unlikely that this would deter users from finding workarounds.

Meanwhile, if the federal government comes to the conclusion that TikTok should be banned, is it even possible to ban it for all of its 149 million existing U.S. users? Any such ban would likely start with blocking the distribution of the app through Apple's and Google's app stores. This might keep many users off the platform, but there are other ways to download and install apps for people who are determined to use them.

A more drastic method would be to force Apple and Google to change their phones to prevent TikTok from running. While I'm not a lawyer, I think this effort would fail due to legal challenges, which include First Amendment concerns. The bottom line is that an absolute ban will be tough to enforce.

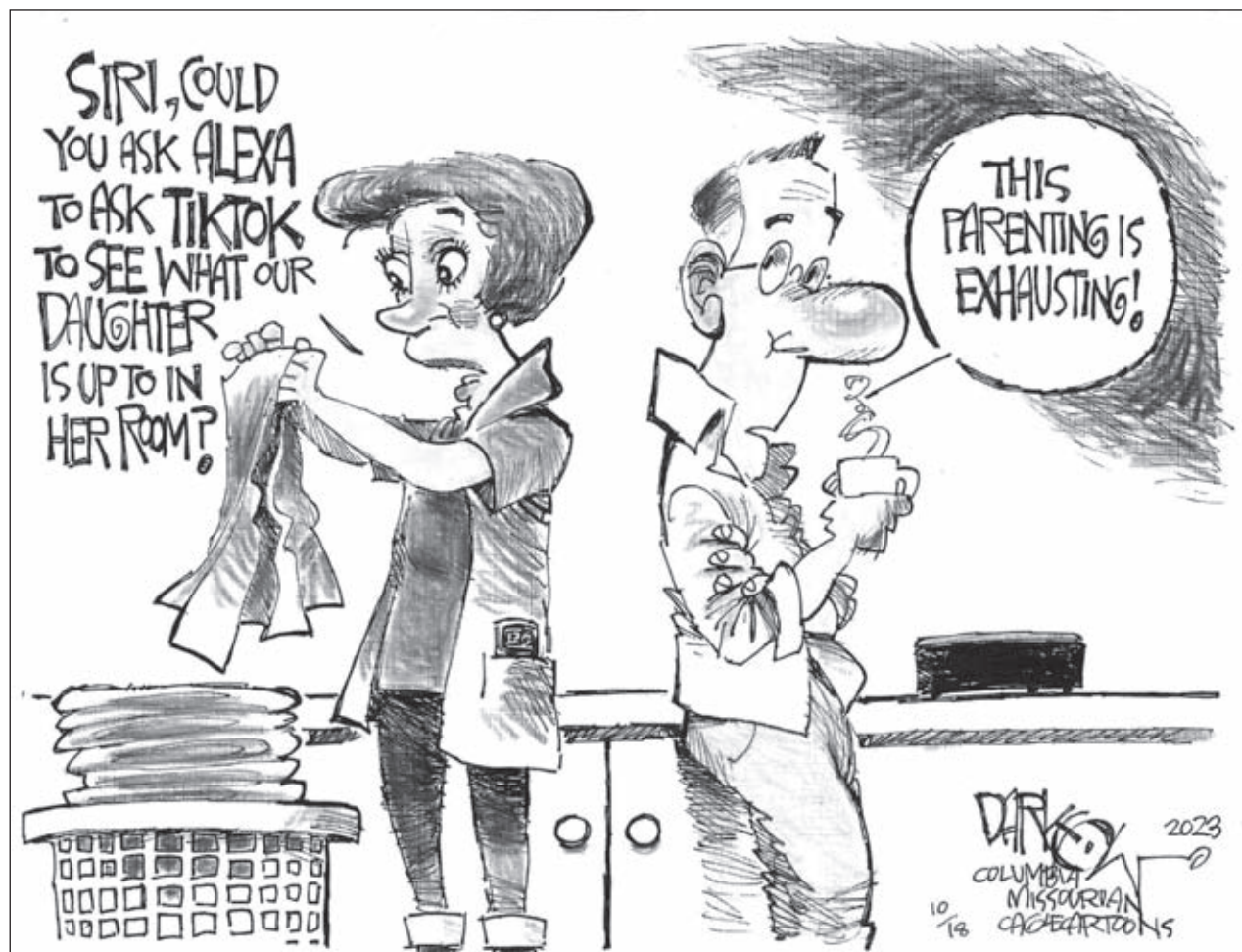
There are also questions about how effective a ban would be even if it were possible. By some estimates, the Chinese government has already collected personal information on at least 80% of the U.S. population via various means. So a ban might limit the damage going forward to some degree, but the Chinese government has already collected a significant amount of data. The Chinese government — along with anyone else with money — also has access to the large market for personal data, which fuels calls for stronger data privacy rules.

Are you at risk?

So as an average user, should you worry? Again, it is unclear what data ByteDance is collecting and if it can harm an individual. I believe the most significant risks are to people in power, whether it is political power or within a company. Their data and information could be used to gain access to other data or potentially compromise the organizations they are associated with.

The aspect of TikTok I find most concerning is the algorithm that decides what videos users see and how it can affect vulnerable groups, particularly young people. Independent of a ban, families should have conversations about TikTok and other social media platforms and how they can be detrimental to mental health. These conversations should focus on how to determine if the app is leading you down an unhealthy path.

Doug Jacobson is a professor of electrical and computer engineering at Iowa State University.



Council Speaker Proposes Deed Protections For New York Homeowners, Far-Flung Heirs

By Samantha Maldonado
THE CITY

Council Speaker Adrienne Adams in her State of the City speech on Wednesday announced efforts to protect homeowners from predatory real estate speculation.

Forthcoming proposed legislation will seek to inform homeowners and those who inherit property of the fair market value of their homes and help them protect their assets through a new assistance program. Details of the efforts have yet to be hammered out.

The planned measures come in response to an investigative series from THE CITY detailing how real estate speculators target properties in New York's gentrifying, historically Black and Latino neighborhoods, typically owned by homeowners who died without wills. The speculators find property that legally belongs to a patchwork of far-flung heirs who may have no idea of the worth of their fractional shares of the property they inherited.

Speculators may low-ball heirs for their shares and then, under state law, can go to court to demand a forced sale of the house, which in turn may push out family members who still live there. Or, speculators can attempt to acquire the full property through multiple fractional shares — allowing them to evict longtime tenants and flip the property for many times what they paid.

Such practices can siphon off considerable generational wealth from Black and Latino families and have contributed to New Yorkers of color leaving the city.

Protecting Assets

One piece of legislation Speaker Adams envisions would require housing speculators to disclose the fair market value of properties to owners, in an effort to prevent unsuspecting heirs from accepting low-balled offers.

THE CITY's reporting showed that real estate investors often approach distant heirs with offers to buy the heirs' shares of property, but heirs don't always know that those offers could be for far less



Council Speaker Adrienne Adams delivers her State of the City address at the Justice Sonia Sotomayor Houses, March 8, 2023.

Photo by Ben Fractenberg/THE CITY

than their market value. Some of the heirs who agreed to sell their holdings told THE CITY they had no idea they were getting a raw deal, and said they felt cheated to learn the speculators flipped properties for several times what they had paid.

The Council has yet to detail how this disclosure would work, including when in the process the fair market value would be determined and by what method.

Property owners already receive some disclosures, but these can be misleading. The "total assessed value," which is used to calculate property taxes, appears on a

state form included in deed transfer paperwork. But that figure is typically much lower than what the property would sell for.

Another bill would require the city Department of Consumer and Worker Protection to develop a program to help New Yorkers manage an inherited property and protect their assets. This program would assist people who inherit property in making the decision about whether or not to sell and offer guidance in navigating tenant agreements, property taxes and other processes.



Crown Heights, above, and Bedford-Stuyvesant are areas that are particularly prone to deed theft, according to the Attorney General's Office.

Eagle file photo by Lore Croghan



Johnnie Jackson stands in front of the St. Albans, Queens, house he's called home his entire life, Aug. 23, 2022. He fought for a decade to regain control of the house he lost through mortgage theft.

Photo by Katie Honan/THE CITY

In addition to the legislation, the Council plans to host district-based events offering free legal services to older homeowners to help them prepare wills and work on other aspects of real estate planning. These events will be held in partnership with community organizations and local law schools, specifically focusing on neighborhoods speculators target — typically gentrifying areas with historically Black and Latino populations.

"We want to plan for the successful wealth of our lineage," said Tuulikki Robertson, director of operations for The Black Institute, which has been engaged with the Council in planning these forthcoming events. "There are predators out there and it's important to get your will done."

2ND DEPARTMENT/PUBLIC LEGAL NOTICES

LIQUOR LICENSE

NOTICE IS HEREBY GIVEN THAT AN ON-PREMISES LICENSE FOR BEER, AND WINE HAS BEEN APPLIED FOR BY "LA FORTUNA BAR & RESTAURANT INC" TO SELL BEER AND WINE AT RETAIL IN A RESTAURANT UNDER THE ALCOHOLIC BEVERAGE CONTROL LAW AT 99-11 39TH AVE, CORONA NY 11368 FOR ON-PREMISES CONSUMPTION.

#215471

NOTICE OF SALE

SUPREME COURT- COUNTY OF QUEENS BANK OF AMERICA, N.A., PLAINTIFF, AGAINST SHABINA KHAN, ET AL. DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED ON OCTOBER 16, 2019. I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION AT THE COURTHOUSE STEPS OF THE QUEENS SUPREME COURT, LOCATED AT 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON APRIL 12, 2024 AT 11:00 AM PREMISES KNOWN AS 9128 182ND PL, HOLLIS, NY 11423. PLEASE TAKE NOTICE THAT THIS FORECLOSURE AUCTION SHALL BE CONDUCTED IN COMPLIANCE WITH THE FORECLOSURE AUCTION RULES FOR QUEENS COUNTY AND THE COVID 19 HEALTH EMERGENCY RULES, INCLUDING PROPER USE OF MASKS AND SOCIAL DISTANCING. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. BLOCK 9900 AND LOT 42. APPROXIMATE AMOUNT OF JUDGMENT \$546,469.71 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT. INDEX #703198/2014. DANIEL FERREIRA, ESQ., REFEREE, ALDRIDGE PITE, LLP - ATTORNEYS FOR PLAINTIFF - 40 MARCUS DRIVE, SUITE 200, MELVILLE, NY 11747

#215457

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS NATIONSTAR MORTGAGE, LLC, PLAINTIFF AGAINST LACHMINIA SINGH, ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED JANUARY 31, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NEW YORK ON APRIL 12, 2024 AT 10:45AM, PREMISES KNOWN AS 109-29 143RD STREET, JAMAICA, NY 11435. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK: 11933, LOT: 33. APPROXIMATE AMOUNT OF JUDGMENT \$1,180,078.34 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #724511/2020. THE AFOREMENTIONED AUCTION WILL BE CONDUCTED IN ACCORDANCE WITH THE QUEENS COUNTY COVID-19 PROTOCOLS LOCATED ON THE OFFICE OF COURT ADMINISTRATION (OCA) WEBSITE (HTTPS://WWW.NYCOURTS.GOV/ADMIN/OCA.SHTML) AND AS SUCH ALL PERSONS MUST COMPLY WITH SOCIAL DISTANCING, WEARING MASKS AND SCREENING PRACTICES IN EFFECT AT THE TIME OF THIS FORECLOSURE SALE. FOR SALE INFORMATION, PLEASE CONTACT XOME AT WWW.XOME.COM OR CALL (844) 400-9633. ANDREW LAWRENCE, ESQ., REFEREE FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP 53 GIBSON STREET BAY SHORE, NY 11706 01-089237-F00 79569

#215481

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-5, PLAINTIFF AGAINST JENNIFER MERCADEZ WHITE A/K/A JENNIFER WHITE; ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED JANUARY 31, 2024 I, THE UNDERSIGNED

REFEREE WILL SELL AT PUBLIC AUCTION AT THE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON APRIL 5, 2024 AT 12:30PM, PREMISES KNOWN AS 131-02 178TH PLACE, JAMAICA, NY 11434. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK: 12544 LOT: 466. APPROXIMATE AMOUNT OF JUDGMENT \$807,688.86 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX# 711653/2019. THE AUCTION WILL BE CONDUCTED PURSUANT TO THE COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTY ESTABLISHED BY THE ELEVENTH JUDICIAL DISTRICT. LAUREN WACHTLER, ESQ., REFEREE LOGS LEGAL GROUP LLP F/K/A SHAPIRO, DICARO & BARAK, LLC ATTORNEY(S) FOR THE PLAINTIFF 175 MILE CROSSING BOULEVARD ROCHESTER, NEW YORK 14624 (877) 430-4792 DATED: FEBRUARY 13, 2024 79606

#215265

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, PLAINTIFF AGAINST PAUL RODRIQUEZ; ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED JANUARY 30, 2024 I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON APRIL 5, 2024 AT 12:15PM, PREMISES KNOWN AS 102-01 164TH ROAD, HOWARD BEACH, NY 11414. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE FOURTH WARD OF THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 14253 LOT 1533. APPROXIMATE AMOUNT OF JUDGMENT \$289,365.57 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX# 708402/2017. THE AUCTION WILL BE CONDUCTED PURSUANT TO THE COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTY ESTABLISHED BY THE ELEVENTH JUDICIAL DISTRICT. NICHOLAS E. PERCIBALLI, ESQ., REFEREE LOGS LEGAL GROUP LLP F/K/A SHAPIRO, DICARO & BARAK, LLC ATTORNEY(S) FOR THE PLAINTIFF 175 MILE CROSSING BOULEVARD ROCHESTER, NEW YORK 14624 (877) 430-4792 DATED: FEBRUARY 8, 2024 79582

#215264

NOTICE OF SALE

SUPREME COURT: QUEENS COUNTY. WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-FRE2 ASSET-BACKED PASS-THROUGH CERTIFICATES, PLTF. VS. DARREN GARLAND, ET AL, DEFTS. INDEX #704149/2018. PURSUANT TO JUDGMENT OF FORECLOSURE AND SALE ENTERED JULY 28, 2023, I WILL SELL AT PUBLIC AUCTION ON THE FRONT STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD., JAMAICA, NY ON MARCH 29, 2024 AT 10:30 A.M. PREMISES K/A 11129 196TH STREET, SAINT ALBANS, NY 11412 A/K/A BLOCK 10954, LOT 37. APPROXIMATE AMOUNT OF JUDGMENT IS \$602,091.60 PLUS COSTS AND INTEREST. SOLD SUBJECT TO TERMS AND CONDITIONS OF FILED JUDGMENT AND TERMS OF SALE. KRISTEN JEAN DUBOWSKI, REFEREE. MARGOLIN, WEINREB & NIERER, LLP, ATTYS. FOR PLTF., 165 EILEEN WAY, STE. 101, SYOSSET, NY 11791. #101129

#214513

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., CSMC MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-7, PLAINTIFF AGAINST JONNI R. TELLO, ET AL., DEFENDANT(S) PURSUANT TO

A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED JANUARY 18, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NEW YORK ON APRIL 12, 2024 AT 10:45AM, PREMISES KNOWN AS 37-46 79TH STREET, JACKSON HEIGHTS, NY 11372. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING AT JACKSON HEIGHTS, SECOND WARD, BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 1289, LOT 29. APPROXIMATE AMOUNT OF JUDGMENT \$961,285.38 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #713725/2021. THE AFOREMENTIONED AUCTION WILL BE CONDUCTED IN ACCORDANCE WITH THE QUEENS COUNTY COVID-19 MITIGATION PROTOCOLS AND AS SUCH ALL PERSONS MUST COMPLY WITH SOCIAL DISTANCING, WEARING MASKS AND SCREENING PRACTICES IN EFFECT AT THE TIME OF THIS FORECLOSURE SALE. MARTHA TAYLOR, ESQ., REFEREE GROSS POLOWY, LLC 1775 WEHRLE DRIVE WILLIAMSVILLE, NY 14221 00-158112 79616

#215482

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS TORONTO MANAGEMENT, LLC, PLAINTIFF V. SUPER STAR MANAGEMENT, INC., ET AL., DEFENDANTS, INDEX #717693/2017. PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED JUNE 30, 2023, I, THE UNDERSIGNED REFEREE NAMED IN SAID JUDGMENT WILL SELL IN ONE PARCEL AT PUBLIC AUCTION AT THE COURTHOUSE STEPS ON FRIDAY, APRIL 5, 2024 AT 10:15 A.M. AT THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NEW YORK, THE PREMISES KNOWN AS AND BY 114-17 101ST STREET, RICHMOND HILL, NEW YORK 11419 DESCRIBED AS FOLLOWS: ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK: 9416 LOT: 46. APPROXIMATE AMOUNT OF JUDGMENT IS \$576,326.96 AS OF OCTOBER 1, 2022, PLUS INTEREST AND COSTS. THE SAID PREMISES SHALL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX # 717693/2017 IN ONE PARCEL. THE AFOREMENTIONED AUCTION WILL BE CONDUCTED IN ACCORDANCE WITH THE QUEENS COUNTY COVID-19 PROTOCOLS LOCATED ON THE OFFICE OF COURT ADMINISTRATION (OCA) WEBSITE (HTTPS://WWW.NYCOURTS.GOV/ADMIN/OCA.SHTML) AND AS SUCH ALL PERSONS MUST COMPLY WITH SOCIAL DISTANCING, WEARING MASKS AND SCREENING PRACTICES IN EFFECT AT THE TIME OF THIS FORECLOSURE SALE. NICHOLAS PERCIBALLI, ESQ. REFEREE. ATTORNEY FOR PLAINTIFF THE GREENBLATT LAW FIRM P.C., 28 CLEMSON LANE, WOODBURY, NEW YORK 11797 (516) 855-9400.

#215396

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS. U.S. ROF III LEGAL TITLE TRUST 2015-1 BY U.S. BANK NATIONAL ASSOCIATE, AS LEGAL TITLE TRUSTEE, PLAINTIFF - AGAINST- HYUN JOO YANG, DONGGOOK PARK, ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DATED DECEMBER 17, 2018 AND ENTERED ON JANUARY 2, 2019, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, LOCATED AT 88-11 SUTPHIN BOULEVARD, JAMAICA, NY ON APRIL 19, 2024 AT 10:45 A.M. PREMISES SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, KNOWN AND DESIGNATED AS BLOCK 4714 AND LOT 14. SAID PREMISES KNOWN AS 151-28 24TH ROAD, WHITESTONE, NY 11357 APPROXIMATE AMOUNT OF LIEN \$664,559.55 PLUS INTEREST & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND

#215534

TERMS OF SALE. INDEX NUMBER 710175/2021. LAMONT BAILEY, ESQ., REFEREE DRUCKMAN LAW GROUP PLLC ATTORNEY(S) FOR PLAINTIFF 242 DREXEL AVENUE, WESTBURY, NY 11590 FOR SALE INFORMATION, PLEASE VISIT WWW.AUCTION.COM OR CALL (800) 280-2832. DLG# 38806

#215536

NOTICE OF SALE

SUPREME COURT: QUEENS COUNTY. DEUTSCHE BANK NATIONAL TRUST COMPANY ON BEHALF OF FINANCIAL ASSET SECURITIES CORP., SOUNDVIEW HOME LOAN TRUST 2007-WMC1, ASSET-BACKED CERTIFICATES, SERIES 2007-WMC1, PLTF. VS. LUKE COLTHIRST, ET AL, DEFTS. INDEX #722074/2021. PURSUANT TO JUDGMENT OF FORECLOSURE AND SALE ENTERED SEPT. 27, 2023, I WILL SELL AT PUBLIC AUCTION ON THE FRONT STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD., JAMAICA, NY ON APRIL 19, 2024 AT 11:15 A.M. PREMISES K/A 130-50 228TH STREET, SPRINGFIELD GARDENS, NY 11413. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AN BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 12905, LOT 63. APPROXIMATE AMOUNT OF JUDGMENT IS \$850,257.61 PLUS COSTS AND INTEREST. SOLD SUBJECT TO TERMS AND CONDITIONS OF FILED JUDGMENT AND TERMS OF SALE. NEDA MELAMED, REFEREE. PINCUS LAW GROUP, PLLC, ATTYS. FOR PLTF., 425 RXR PLAZA, UNIONDALE, NY 11556. FILE NO. 10042018.42767 - #101221

#215759

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS. NYCTL 1998-2 TRUST, AND THE BANK OF NEW YORK MELLON, AS PAYING AGENT AND COLLATERAL AGENT AND CUSTODIAN FOR THE NYCTL 1998-2 TRUST, PLAINTIFFS - AGAINST- SONIA METELLUS, AS EXECUTRIX OF THE ESTATE OF SOLANGE METELLUS, ETZER METELLUS, ET AL. DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DATED FEBRUARY 5, 2024 AND ENTERED ON FEBRUARY 21, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, LOCATED AT 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435, ON FRIDAY, OR AT SUCH OTHER LOCATION IN THE COURTHOUSE THAT THE COURT MAY DESIGNATE FOR CONDUCTING THIS FORECLOSURE AUCTION ON APRIL 19, 2024 AT 11:15 A.M. PREMISES SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY SIDE OF INWOOD STREET, DISTANT 75.03 FEET SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF INWOOD STREET WITH THE SOUTHERLY SIDE OF 107TH AVENUE; BEING A PLOT 100.08 FEET BY 25.01 FEET BY 100.08 FEET BY 25.01 FEET. BLOCK: 10076 LOT: 19 SAID PREMISES KNOWN AS 107-08 INWOOD STREET, JAMAICA, NY 11435 APPROXIMATE AMOUNT OF LIEN \$4,656.46, THROUGH NOVEMBER 26, 2019, PLUS INTEREST FEES & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NUMBER 724781/2021. STEPHANIE GOLDSTONE, ESQ., REFEREE SEYFARTH SHAW LLP ATTORNEY(S) FOR PLAINTIFFS 620 EIGHTH AVENUE, NEW YORK, NY 10018

Prosecutors say they're open to delaying Donald Trump's March 25 hush-money trial for a month

By Michael R. Sisak, Jennifer Peltz and Jake Offenhartz
Associated Press

Prosecutors said Thursday they are open to delaying the start of Donald Trump's New York hush-money criminal trial by a month "in an abundance of caution" to give the former president's lawyers time to review evidence they only recently obtained from a previous federal investigation into the matter.

The Manhattan district attorney's office said in a court filing that it does not oppose adjourning the trial for 30 days, but said it would fight the defense's demand for a longer delay. Judge Juan Manuel Merchan did not immediately rule.

Jury selection is scheduled for March 25. The hush-money case is one of four criminal indictments against Trump, the presumptive Republican presidential nominee.

Trump's legal team said it has received tens of thousands of pages of evidence from the U.S. attorney's office in Manhattan in the last two weeks, including records about ex-Trump lawyer Michael Cohen that are "exculpatory and favorable to the defense." Prosecutors contend the newly turned over material is "largely irrelevant to the subject matter of this case."

Trump's lawyers want a 90-day delay at minimum, but they've also asked Merchan to dismiss the case entirely, alleging the last-minute disclosures amounted to prosecutorial misconduct and violated rules governing the sharing of evidence. That process, called discovery, is routine in criminal cases and is intended to help ensure a fair trial.

Short trial delays because of evidence issues aren't unusual, but any delay in a case involving Trump would be significant, with trial dates in his other criminal cases up in the air and Election Day less than eight months away.

The defense has also sought to delay the trial until after the Supreme Court rules on Trump's presidential immunity claims, which his lawyers say could apply to some of the allegations and evidence in the hush-money case. The Supreme Court is scheduled to hear oral arguments April 25.

Since March 4, Trump's lawyers have received at least 84,000 pages of records from the U.S. attorney's office, including a batch of 31,000 pages on Wednesday, according to a court filing.

The New York case centers on allegations that Trump falsified his company's internal

records to hide the true nature of payments to his former lawyer and fixer Michael Cohen, who helped Trump bury negative stories during his 2016 presidential campaign. Among other things, Cohen paid porn actor Stormy Daniels \$130,000 to suppress her claims of an extramarital sexual encounter with Trump years earlier.

Trump pleaded not guilty last year to 34 felony counts of falsifying business records. He has denied having a sexual encounter with Daniels, and his lawyers argue the payments to Cohen were legitimate legal expenses and not part of any cover-up.

Trump has repeatedly sought to delay the start of his criminal trials.

"We want delays," Trump said to reporters at a pretrial hearing in the New York case on Feb. 15. "Obviously I'm running for election. How can you run for election if you're sitting in a courthouse in Manhattan all day long?"

The deluge of evidence that spurred Trump's lawyers to request a delay pertains to a federal investigation into the hush-money matter that sent Cohen to prison.

After a decade of working for Trump, Cohen broke with his boss in 2018 and soon pleaded guilty campaign finance violations related to the hush-money payments, making false statements on a bank loan application, evading taxes related to his investments in the taxi industry and lying to Congress. The contributions were in the form of payouts to women who said they had extramarital sexual encounters with Trump, who denied them.

Cohen served about a year in prison before being released to home confinement because of the COVID-19 pandemic. He became an outspoken Trump foe and is poised to be a key prosecution witness in the hush-money trial. Trump and his lawyers, meanwhile, have portrayed Cohen as completely untrustworthy.

While federal prosecutors said in their case against Cohen that the hush-money payments were done to benefit Trump, and occurred with his knowledge, they stopped short at the time of accusing Trump of directly committing a crime.

The Justice Department's Office of Legal Counsel, which provides legal advice and guidance to executive branch agencies, has maintained that a sitting president cannot be indicted. The U.S. attorney in Manhattan didn't revive the investigation once Trump left the White House.

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Nets lack 'toughness' in loss to Magic

Fall to 1-3 on road trip with porous effort in Orlando

By John Torenli, Sports Editor
Brooklyn Daily Eagle

Interim Nets coach Kevin Ollie questioned his team's resolve, toughness and focus following yet another disappointing performance in Orlando.

Brooklyn trailed by 17 points after 12 minutes and never seriously challenged thereafter, suffering a 114-106 loss to the Magic Wednesday night in front of 18,846 fans at the Kia Center.

"We have to show a physicality, a toughness, and we just didn't do it tonight," Ollie noted. "We had spurts, got back in the game, but you can't get down by 15 and 18 in the first quarter, especially on the road."

With two days off following their rousing win in Cleveland on Sunday, the Nets (26-40) were eager to avenge their 108-81 loss in Orlando on Feb. 27, when the Southeast Division-leading Magic (38-28) were without leading scorer Paolo Banchero due to an illness.

Ollie's unit hardly resembled a team desperate for a victory with a spot in the Eastern Conference's play-in tournament still within reach.

Instead, Brooklyn fell behind 33-16 after the opening quarter and trailed by as many as 19 points en route to its third loss in four games on this six-game road trip, which will continue Saturday night in Indiana.

"That's a physical team," Ollie added. "They just did a really good job of taking the physicality to us, and we just cannot allow a team to do that, especially a team that good."

Banchero burned the Nets for 21 points



Even when he was surrounded by three Nets, Paolo Banchero found a way to lead the Magic to an easy victory over visiting Brooklyn Wednesday.
AP Photo by John Raoux

and nine assists, distributing the ball quite ably and opening scoring lanes for his teammates, six of whom also scored in double figures.

The 6-foot-10 power forward missed one shot the entire night, going 6-of-6 from the floor and 8-of-9 at the charity stripe. He also grabbed three boards en route to finishing with a game-high plus-18 differential.

The Nets did pull within eight points early in the fourth quarter, but Orlando responded with a 19-8 burst, sparked by a high, arching 3-pointer from Joe Ingles that bounded off the rim, scraped the top of the backboard and fell through the twine.

"They just hit some tough shots, some lucky shots," said Cam Thomas, who led Brooklyn with 21 points and eight rebounds. "But you just have to live with shots like that. It's an 11-point lead at that



Interim coach Kevin Ollie hopes to point the Nets back into the win column Saturday night in Indiana.
AP Photo by Sue Ogrocki



Cam Thomas' 21 points and eight rebounds weren't enough to stop the Nets from falling to 1-3 on their road trip Wednesday in Orlando.
AP Photo by John Raoux

point, so you just have to try to get the lead back down again."

Banchero added a pair of free throws and drained a step-back 17-footer during the spurt to stretch the advantage to 107-93 with less than five minutes to play, extinguishing any hope of a Brooklyn comeback.

"I give a lot of credit to Paolo," Magic center Wendell Carter Jr. told the Associated Press.

"I've seen him kind of set the tone for everyone else before, and that was his approach tonight. We were a lot more physical than they were tonight."

Mikal Bridges had his second straight scoreless first half in Orlando, but did rally to put up 17 after managing a season-low four points in the Nets' first visit last month.

Carter Jr. finished with 15 points and Franz Wagner and Jalen Suggs added 14 apiece for the Magic, who ended a two-game skid by limiting the Nets to a season low-tying seven 3-pointers on 26 attempts.

Nets forward Cam Johnson, returning from a three-game absence due to an ankle injury, scored 13 points off the bench, and so did Dennis Schroder.

However, Brooklyn slipped four games behind 10th-place Atlanta in the hunt for the final spot in the play-in, pending the

Hawks' result in Portland later Wednesday night.

Whether they lost ground or remained on the precipice of the hunt for postseason contention with 16 games remaining, Ollie's call for more toughness must be heeded when the Nets kick off a back-to-back in Indiana on Saturday ahead of their Sunday trip to Austin to meet San Antonio.

"We have to get this one in Indiana," Ollie insisted.

NOTHING BUT NET: The Nets and Magic split their four-game regular-season series with each winning twice on their home floor. Brooklyn will head to Indiana for the first of three meetings over the season's final month. The Nets' game in Austin's Moody Center will be a neutral site affair, but will count as a Brooklyn home game. ... The Nets will return to Barclays Center on Tuesday to host New Orleans before beginning a four-game trip in Milwaukee on March 21. ... The Pacers (37-30) will be looking to shake off Wednesday's 132-129 home loss to Chicago when they host Brooklyn on Saturday. Myles Turner scored 27 points for Indiana, which slipped into a tie with Philadelphia for the sixth seed in the East and an automatic berth into a first-round playoff series. "It's a gut punch," Pacers coach Rick Carlisle admitted.

Albany housing inaction boomerangs on increasingly pricey city

By Greg David
THE CITY

With the state legislature deadlocked with the governor and mayor on what to do about the city’s housing crisis, the consequences for renters and the economy is becoming clearer.

Rents on new leases in Manhattan and Brooklyn unexpectedly rose in February and are on track to set new records this summer as demand for apartments exceeds supply.

Construction of new apartments, especially in large buildings, has plunged following the expiration of the 421-a tax break for new rental buildings in New York City.

And construction employment in the city is dropping and remains well below pre-pandemic levels, a sign of how the lack of new projects is hurting the economy.

All this comes on the heels of the key Census Bureau tally, the Housing and Vacancy Survey, which showed just 1.4% of apartments were available for rent during the count last year.

Mayor Eric Adams’ deputy mayor in charge of housing and economic development, Maria Torres-Springer, says that the need for state cooperation as well as federal support is increasingly urgent.

“These new reports together with the latest findings of the Housing and Vacancy Survey all point in one direction: The necessary actions that city, state and federal partners have to take in order to bend the curve on the housing crisis,” said Torres-Springer, who is Adams’ point person on negotiations with the legislature and Gov. Kathy Hochul.

Last year, Hochul and Adams announced with great fanfare proposals to boost housing construction, which had fallen well below what is needed to keep pace with demand in both the city and the state. But the legislature failed to pass any housing measures amid a deadlock between real estate interests and tenant groups over tax breaks and new protections for renters.

The mayor began a campaign earlier this year for his proposals, which all require action from Albany. They include a new tax break for newly constructed rental buildings, flexibility to convert more office buildings to residential use, greater allowed density for residential buildings and legalizing basement apartments and other so-called accessory dwelling units.

The governor reiterated her support for that agenda. This week, the state Senate’s budget proposal included some elements of the Adams/Hochul vision, including a possible tax break for new rental units and conversions and permission from the state to allow higher density residential construction in the city. The Senate also proposed a “good cause” anti-eviction measure that would cap rent increases statewide — a persistent demand of tenant groups.



Construction workers erect a mixed-use skyscraper in Fort Greene, Brooklyn, Feb. 20, 2024.

Credit: Alex Krales/THE CITY

The Assembly did not include any specific housing measures in its budget proposal, in keeping with its practice of only dealing with financial issues in its so-called one-house budget.

New data shows the results of the Albany standoff.

Rents in Manhattan set a record for February, with the median new lease rising to \$4,230, according to the monthly Elliman Report released Wednesday. Brooklyn saw the third increase in four months with a median rent of \$3,329. While there is no comparable monthly data for the other boroughs, rents have risen throughout the city in the past two years.

The Manhattan number is only slightly below the record of \$4,400 set in August, and Brooklyn is also down only modestly from the record \$3,850.

Experts had expected rents to stabilize after a sharp run-up that began when the Federal Reserve began raising interest rates in early 2023, sending mortgage rates higher and New Yorkers who had been thinking about buying back into the rent-

al market.

But with the city still adding jobs and the Fed delaying interest rate cuts until later this year, the likelihood is that new rent records will be set this summer, said Jonathan Miller, who has authored the Elliman report since 2008. Demand will be especially high for studio and one-bedrooms, which are the favored option for those who can’t buy due to high mortgage rates.

“We have noticed there has been an uptick in customer inventories and properties are moving quicker,” said Hal Gavzie, executive vice president of residential leasing at Elliman. “If renters who can’t buy renew their leases this spring, that will keep rents increasing.”

‘Worse Every Year’

The major problem remains that there are not enough apartments for rent.

“There is clear evidence that we are not building enough housing,” said Miller. “The problem is getting worse every year. It is New York City’s best interest to create housing for its workers and

June 2022, new construction of apartments has plunged, according to data on how many new foundations are begun that is compiled by the Real Estate Board of New York.

The 421-a abatement, which forgives property taxes worth about \$1.8 billion a year, provided a tax exemption for up to three decades and had required a third of the apartments be set aside at lower rents. It is designed to counter a property tax system that taxes rental units at several times the rate of homeowners, coops and condos.

Builders last year filed only 285 applications for foundations for multi-family buildings that would produce 9,909 apartments. In 2022, new foundation applications envisioned 45,593 new apartments, following a surge of filings before the tax abatement law expired.

The reason for the big decline is that most of the new projects are small. Only 28 applications last year were for projects with more than 100 units, a 78% plunge from 2022. New filings so far in 2024 have continued at a pace of about 30 a month, mostly for small projects.

Meanwhile, construction jobs are declining. The city counted only 139,000 construction jobs in December, according to revised data issued last week, a loss of about 4,000 last year. The city boasted 161,000 jobs in December 2019 before the pandemic.

The failure to agree on a 421-a replacement is what is causing the weakness in employment, said Carlo Scissura, president of the New York Building Congress.

“If the Senate, Assembly and governor would agree on a 421-a deal, you would see an immediate increase in jobs,” he said.

In addition to state action, Deputy Mayor Torres-Springer says, it will be crucial for the City Council to approve Adams’ ‘City of Yes’ housing zoning plan that would make it easier to build, and for the U.S. Senate to approve a House-passed measure that would expand the Low-Income Housing Tax Credit, a widely used subsidy for affordable apartments.

But the focus for the next few weeks will be on Albany and whether a deal can be reached as part of budget negotiations due to be completed by April 1.

Torres-Springer says she is optimistic about reaching a deal because of the provisions the state Senate included in its one-house bill and hints from the Assembly that its members are willing to tackle the issue.

“Hopefully lawmakers are hearing from all corners that we need to get to a housing package this year,” she added. “There is a lot at stake.”

THE CITY is an independent, nonprofit news outlet dedicated to hard-hitting reporting that serves the people of New York.



Construction workers erect a building along Fourth Avenue in Gowanus, Feb. 22, 2023.

Credit: Ben Fractenberg/THE CITY

that just isn’t happening.”

Ever since the 421-a tax break expired in

As tensions flare in parent councils, NYC sees a surge in misconduct complaints

By Michael Elsen-Rooney
Chalkbeat

Fierce debates and in-fighting within New York City's parent education councils are hardly new.

But as tensions escalated during the pandemic, the Education Department created its first formal process to investigate complaints of harassment and discrimination among these parent leaders and issue sanctions.

That process, after getting off to a slow start, is now facing its first major test amid a surge of misconduct allegations against parents on these boards.

A total of 36 grievances have been filed this school year against parents elected to the city's Community Education Councils, according to the Education Department. That's up from five such complaints last year.

Debates in the councils have simmered for years over proposals to strip selective admissions criteria in an effort to racially integrate schools. Conflicts exploded during the pandemic, both locally and across the country, over school closures and masking requirements. And sharp divides have continued this year over rhetoric about LGBTQ youth and the Israel-Hamas war.

"I think what we're seeing now is a national political fight that has gotten its way into education," said Tracy Jordan, the president of Community Education Council 22 in southern Brooklyn, who recently faced accusations of antisemitism from a local City Council member and some parents over a decision to hold a meeting on a Friday night. (Jordan said she cleared the meeting time in advance with all the members of the council, including Jewish members, and that it was a special meeting that didn't have a public comment portion, so no one was excluded from speaking.)

Jordan doesn't know for sure if any complaints have been filed against her, but said even the threat of them can "cause concern."

The spike in grievances, called D-210 complaints, is also a sign that parent leaders are finally making use of the disciplinary process, which was rolled out in December 2021, at the height of the pandemic, and met with deeply divided reactions. Some parents at the time shared personal accounts of racism, harassment, and doxxing at the hands of fellow parent leaders, and they argued it was long past time for city officials to take a stronger role in enforcing behavior norms.

But other parents, including members of PLACE NYC, or Parent Leaders for Accelerated Curriculum and Education, a group that supports selective school admissions, argued that the regulation is overly broad, could have a chilling effect on political speech, and gives the Education De-



New York City's Department of Education has received a surge of misconduct complaints this year against parent leaders.

File photo by David Hanschuh/Chalkbeat

partment too much power to regulate independent parent leaders.

The resolution ultimately passed, but the process has taken years to get up and running.

City has yet to share outcomes of investigations

When the Education Department receives a complaint, an "equity compliance officer" is supposed to investigate, and within 60 days must turn over their findings to a council of parent leaders elected by their fellow CEC members. That council must then issue recommendations to schools Chancellor David Banks.

The Education Department only hired the equity compliance officer in February 2023, more than a year after the position was created.

Education Department officials said parent leaders recently elected representatives from their home boroughs to the council responsible for reviewing the investigations, though a spokesperson declined to name its members.

Many parents didn't know about the grievance process or trust that it would yield any results, said NeQuan McLean, the president of District 16's CEC in Bedford Stuyvesant, Brooklyn, and head of the Education Council Consortium, a group of parent leaders who pushed for the regulation.

"Now that those elements are in place, it shouldn't be a surprise that the number of discrim-

ination complaints increased," he said. "The fact that people are filing complaints demonstrates that the regulation and civil rights protections were needed."

But how the disciplinary process will play out in practice largely remains to be seen.

Potential disciplinary outcomes range from an order from the chancellor to stop the behavior in question to immediate removal if the behavior is criminal, poses a danger to students, or "is contrary to the best interest of the New York City school district." For lower level offenses, sanctioned council members get an opportunity to reconcile with their colleagues.

An Education Department spokesperson declined to share whether any of the probes have led to discipline.

Camille Casaretti, a member of the Citywide Council on High Schools, said the process "takes too long," adding that she knows of complaints made during the CEC elections last spring that are still pending.

Meanwhile, some parents are losing their patience.

At a February meeting of the Panel for Educational Policy, multiple parents implored Education Department officials to remove members of the CEC on Manhattan's District 2 who made comments in a private group text chat that denied the existence of transgender kids and referred in graphic terms to the genitalia of a gay state law-

maker, according to The 74. Maud Maron, one of the CEC 2 members in the private chat, declined to answer questions about whether she is the target of any complaints, but told Chalkbeat that "defending the rights of girls and women is not anti-trans."

Separately, some students and parents at Stuyvesant High School are pushing for Maron to be removed from the School Leadership Team.

Banks, who makes the final call on discipline for elected parent leaders, called the comments "despicable" and "not in line with our values."

"One of the things I will tell you in the two years I have been chancellor that has been the greatest disappointment to me is to see on a daily basis an example of parents behaving badly," Banks said. "I've tried to give this some time to allow adults to be adults. But when you realize they refuse to do that ... we are going to begin to take action."

Tensions continue to flare in CECs

The conflict in CEC 2 isn't the only one to draw significant attention this year.

CEC 14 in Williamsburg, Brooklyn, has been locked in a dispute over whether to resume in-person meetings, following a backlash to CEC President Tajh Sutton's support for a student walkout calling for a ceasefire in the Gaza Strip.

Sutton and other CEC members say they've received violent threats, including a package containing feces mailed to the council's office, and don't feel safe meeting in person. Critics have accused CEC members of blocking pro-Israel speakers from participating in online meetings — an allegation the CEC members deny.

Sutton said she's filed D-210 complaints, and she knows she's the target of multiple complaints. She was initially supportive of the disciplinary process, but doesn't believe it's working as intended. She faulted the Education Department for watering down language in the original proposal that referenced specific forms of discrimination, including against transgender people. She said it also took too long to get the process in motion, which caused some parents to lose trust in the process.

"They're going to have to contend with the fact that this regulation written by parent leaders under attack at the time is now being weaponized against parent leaders under attack," she said.

Education Department spokesperson Chyann Tull said "parent input has been considered at every stage of developing this process, which helps us ensure an inclusive and respectful environment for all members of our school communities."

It's not just the high-profile conflicts garnering media attention that are spurring D-210 complaints. Parent leaders and Education Department officials said the grievances are coming from a wide range of districts.

"In other councils, yes we have D-210 complaints that have been filed, many of which over the last several months," said Deputy Chancellor Kenita Lloyd in a February meeting. "That process is ongoing."

In District 22, CEC president Jordan said she's still managing the fallout from media coverage of her Friday night meeting flap with local City Council member Inna Vernikov, a vocal supporter of Israel who recently made headlines for bringing a gun to a pro-Palestine student rally.

"It was really disappointing and deflating," Jordan said of the experience. "When you're accused of something it's a blemish and doesn't go away easily." The whole process has made her question whether getting involved in her CEC was worth it.

She said she supports the idea of a code of conduct for parent leaders, but worries that the Education Department hasn't done enough to train CEC members on what the code entails and what accountability would look like.

Still, she hopes that the Education Department can distinguish between frivolous complaints and ones that target clearly out-of-bounds behavior.

"At the end of the day, we should be open-minded," she said. "But when we start causing harm, that is a problem."

Chalkbeat is a nonprofit news site covering educational change in public schools.



Parents in January 2020 applaud a speaker during a contentious meeting to discuss middle school integration plans for District 28 in Queens. Fights how to make New York City schools more representative of student demographics have filtered down to the races to elect Community Education Council members.

Christina Veiga / Chalkbeat



Waterwell's 2023 New Works Lab production of "Kill the Messenger" by Liz Morgan, with students from the Professional Performing Arts School. Students at the school have started a fundraising campaign to save its drama program.

Ryan Jensen for Professional Performing Arts School

Drama at NYC performing arts school over loss of its celebrated theater program

By Amy Zimmer
Chalkbeat

The curtain is expected to close next month on a long-running acting program at a Manhattan performing arts school serving grades 6-12, due to a funding shortfall, the program's education and artistic director told parents this week.

But students from the Professional Performing Arts School in Hell's Kitchen want the show to go on and launched a GoFundMe campaign that raised more than \$20,000 in less than 24 hours.

They're hoping they can tap famous alumni, who include Alicia Keys, Britney Spears, Claire Danes, and Jesse Eisenberg. Already, Jeremy Allen White from "The Bear" shared the GoFundMe on his Instagram account (after texting a teacher there to make sure it was legitimate, a parent said).

For 13 years, the Waterwell drama program has worked with the Professional Performing Arts School, often called PPAS, offering conservatory-style acting classes led by professional actors: High school students take drama for two hours a day, five days a week; for middle school, musical theater classes run 1½ hours each day. (Waterwell's co-founder is Arian Moayed, from "Succession.")

Earlier this week, Waterwell's education and artistic director, Heather Lanza, emailed PPAS parents and students, letting them know the program would wrap up April 12 and urged families to advocate on the program's behalf.

She blamed the program's early departure on citywide budget cuts, but the Education Department disputed that, saying that Waterwell was charging more from the get-go than the school could afford.

"We love the students dearly, and this has been unbelievably painful," Lanza told Chalkbeat. "We deeply believe in this training model."

Some of the students stay in the program for seven years and have gone on to Broadway or other professional roles. Whether the students want to be professional actors or not, learning through theater helps them develop into "empathetic human beings" and helps them tap into "the power of storytelling," Lanza said.

Lanza told Chalkbeat that the organization's budget was short by \$102,000. Based on what the school told her in a meeting last week, she said, the funding shortfall was a product of the overall cuts in the city and were tied to a midyear adjustment to the school's budget for the current school year. The principal told families this week that the

school needed about \$80,000 to save the program, parents said.

Education Department officials disputed the claim that budget cuts were to blame for the program's gap, saying that the program's work order was above what the school could afford, and this was communicated to Waterwell in December.

The school did lose money because of an enrollment dip. But that cut only amounted to about \$20,000, according to a teachers union database. The school's current roster is about 520 students, according to public data, down about 20 students from the year before.

"A rigorous theater arts program continues to be a priority for PPAS," Education Department spokeswoman Jenna Lyle said in a statement. "The school will host end of year performances, and dedicated staff will continue to support students in their drama education through the end of standard academic year program, which ends on April 30, while the school sources a new partner for the next academic year."

The school is committed to ensuring the theater program will remain strong even if Waterwell leaves next month. Teachers are willing to do "double time" and "step in and fill the gap if we can't raise the money that Waterwell needs," said Shawn Dell, the school's PTA president.

"PPAS is one of a kind. It's a unicorn. There's nothing like it," Dell said. "LaGuardia has DOE teachers that are seeking tenure. Our teachers are seeking Broadway. That's why we love it."

Students crushed by news, but elated Jeremy Allen White took notice

"This program brings so much joy to a lot of people," Tennyson Artigliere, the seventh grader who launched the GoFundMe campaign, said on her way to dance class after the school day ended. "It really brings us so much joy to be able to do what we love to do."

Tennyson launched the campaign after texting with friends in her group chat about how to take action.

They also immediately changed the group chat name from "PPAS peeps" to "S peeps," saying that the removal of the theater program "took the 'PPA' out of PPAS." Now it was just "the school," the students joked.

Before the school day had started, she had tagged White, the "Bear" star, on Instagram, and when she got her phone back at the end of the day, she was ecstatic to see that he had shared the GoFundMe link in his Instagram story.

White wrote: "This is where I went to high school. It's an incredible program with some incredible teachers. Please help IF YOU ARE ABLE. I have donated."

His support felt meaningful. "These are the people that are going to be the future of entertainment," Tennyson said of her classmates, "the next celebrities."

Marcus Artigliere, Tennyson's dad, felt frustrated that parents learned about the cuts only from the theater program and not the principal, who is in her first year at the school. But he beamed about his daughter's drive to launch the fundraising campaign.

"As a parent, I'm really proud of her collective action," said Artigliere, an education professor at Hunter College. "It's a public school. We shouldn't have to fundraise ... but there is a lot of beauty in being scrappy and seeing how the kids are taking off."

Current and prospective PPAS families worry about school's future

David Glick's daughter travels about 1½ hours from Staten Island to PPAS for this program, he said.

"I don't have my daughter do a crazy commute to just do academics. She could go 10 minutes away for that," he said of his seventh grader. "She's got this amazing voice and is talented. She was thrilled when she got in, but she also has anxiety and ADHD, and it's been really nice for her to have these small classes."

The news about the program has also reached prospective PPAS families.

Sarah Muir, a parent of an eighth grader at Louis Armstrong Middle School in Queens, was delighted to learn last week that her son was accepted into PPAS, and the family is weighing it against an offer at the famed LaGuardia performing arts high school.

"It is distressing and concerning to have gone through the lengthy and arduous application process now to find that the school he will be attending may be radically different from the one he applied to," Muir said. "The school's core mission and identity as a performing arts school depends on this training."

Chalkbeat is a nonprofit news site covering educational change in public schools.



"The Bear" star Jeremy Allen White shared the plight of the students attempting to save the theater program at the Professional Performing Arts School on his Instagram account.

Photo by Jordan Strauss/Invision/AP



Asylum seekers arrive at the Roosevelt Hotel on Friday, May 19, 2023, in New York. Three New York City boroughs lost almost 80,000 residents from people moving away last year, according to population estimates released Thursday, March 14, 2024, but city officials think those numbers are a major undercount that didn't capture the influx of asylum seekers who came to the city.

AP Photo/Eduardo Munoz Alvarez

NYC thinks Census Bureau estimates missed tens of thousands of asylum seekers

By Mike Schneider
Associated Press

Three New York City boroughs lost almost 80,000 residents from people moving away last year, according to population estimates released Thursday, but city officials think those numbers are a vast undercount that doesn't capture the influx of asylum seekers who came to the city.

The city rented out entire hotels to house some of the tens of thousands of migrants who came to New York City last year and also put cots in schools and temporarily housed people in tents, a cruise ship terminal and a former police academy building.

As many as 50,000 people were overlooked in the city's shelters, according to city officials, who plan to challenge the 2023 population estimates with the U.S. Census Bureau.

"We wanted to flag it," said Casey Berkovitz, press secretary for New York's Department of City Planning. "Once you account for this underestimate ... the year marked a return to prepandemic levels."

The three counties representing the boroughs of Brooklyn, Queens and the Bronx in New York City lost 28,300 people, 26,300 people and 25,300 people respectively last year, according to the estimates. Even though births outpaced deaths and people from abroad moved into these counties, these factors couldn't overcome an outflow of residents, though it was substantially smaller than in 2022.

Only Los Angeles County had a larger population loss last year — 56,000 fewer residents in 2023, the largest decline in the U.S.

In the most popular destinations for immigrants — counties in South Florida and counties that are home to Houston, Los Angeles, Chicago and San Jose — international migration grew by double digits year-over-year.

The estimates don't distinguish between legal and illegal immigration, so it's impossible to know if any of the growth came from unlawful border crossings. Arrests for illegal crossings hit a record high in December but fell by half in January.

In Miami-Dade County, there were almost 54,500 new residents from outside the U.S., the highest in the nation last year and an almost 40% increase over the previous year. The international migration offset the departure of more than 47,000 residents who left Miami-Dade County for other U.S. counties.

Among metro areas, which combine counties

having social and economic connections, the Dallas metro area had the biggest growth last year — more than 152,000 residents — and surpassed 8 million residents for the first time. That growth was followed by metro Houston, with almost an additional 140,000 residents, and metro Atlanta, with an increase of more than 68,000 people.

Metro Atlanta jumped two spots from last year to become the sixth most populous metro area, with 6.3 million residents. It is surpassed only by metro New York, Los Angeles, Chicago, Dallas and Houston.

Polk County, Florida, was the county more people moved to last year than any other county in the U.S., according to the estimates.

More than 29,300 people moved last year to the county located between Tampa and Orlando, two metro areas where housing has grown increasingly pricey and the county is considered a cheaper alternative. In short order, Polk County has come to have fewer orange groves along Interstate 4 and more subdivisions for local service workers as well as distribution warehouses for on-demand deliveries for residents in both metropolitan areas.

Almost all the growth in Polk County — 88% — consisted of people moving from another part of the U.S. rather than from abroad, according to the 2023 population estimates.

"Subdivision growth has been springing up and it happens in such a manner that you don't always notice it. But when you are stuck in traffic, that's when you really pay attention that it's going on," Matt Joyner, a seventh-generation Polk County resident, said about the influx of new residents.

Only four other counties — Harris and Montgomery counties in metro Houston; Collin County in metro Dallas; and Maricopa County, home to Phoenix — grew by more people, thanks to their higher numbers of natural increase, or births outnumbering deaths.

Harris County, which is home to Houston, grew by almost 54,000 people, the most of any county last year, with about two-thirds of the growth coming from births outpacing deaths. That natural increase of almost 34,700 people was the highest in the nation.

With more than 62,000 acres of citrus groves, Polk County is one of the leading producers of oranges in Florida. The state's citrus industry in recent years has been squeezed between a fast-spreading bacteria that has attacked the health of trees all over the state and relentless growth that

has spilled over as its metro areas have expanded.

Despite that, Polk County has held onto its citrus heritage. Most of the growth has been concentrated in the northeastern part of the county, just a few miles from Walt Disney World in metro Orlando. But many of the citrus growers there who sold their land to subdivision builders have just moved to the southern part of the county, where citrus groves are still plentiful, said Joyner, CEO of Florida Citrus Mutual, a growers' advocacy group.

New residents to Polk County have something picturesque to see if they drive around the county's groves right now — white flowers on citrus trees and a sweet aroma in the air.

"Everywhere you go right now, the groves are snow white and the smell is sweet," Joyner said. "It reminds you of the old days."



Brandeis Association's Annual Law Sabbath

March 22, 2024
Services at 6:00 PM
Shabbat Dinner at 7:00 PM

Honoring Hon. Audrey I. Pheffer
Queens County Clerk

Hillcrest Jewish Center
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Register on-line at
brandeisassociation.org
Registration must be completed
before March 22nd
Payment cannot be accepted at
the door due to religious
observance

Glatt Kosher Buffet by Lederman Caterer

Friday, March 15, 2024 • Queens Daily Eagle • 11

2ND DEPARTMENT/PUBLIC LEGAL NOTICES

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK - COUNTY OF QUEENS HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MAY 1, 2005, FREMONT HOME LOAN TRUST 2005-B, V. SHAHIN AKHTER, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE DATED APRIL 27, 2023, AND ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS, WHEREIN HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MAY 1, 2005, FREMONT HOME LOAN TRUST 2005-B IS THE PLAINTIFF AND SHAHIN AKHTER, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION RAIN OR SHINE ON THE COURTHOUSE STEPS OF THE QUEENS COUNTY COURTHOUSE, 88-11 SUTPHIN BLVD., JAMAICA, NY 11435, ON APRIL 12, 2024 AT 12:00PM, PREMISES KNOWN AS 12-16 30TH DR, ASTORIA, NY 11102: BLOCK 517, LOT 35: ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX # 726045/2021. DAVID R. FERGUSON, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#215527

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN FOR THE NYCTL 1998-2 TRUST, PLAINTIFFS -AGAINST- ST. PAUL BAPTIST CHURCH OF JAMAICA, ET AL. DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DATED OCTOBER 4, 2022 AND ENTERED ON OCTOBER 6, 2022, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE COURTHOUSE STEPS OF THE QUEENS SUPREME COURT, LOCATED AT 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435, OR AT SUCH OTHER LOCATION IN THE COURTHOUSE THAT THE COURT MAY DESIGNATE FOR CONDUCTING THIS FORECLOSURE AUCTION ON FRIDAY, ON APRIL 5, 2024 AT 12:15 P.M. PREMISES SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF 107TH AVENUE, DISTANT 340 FEET EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF 107TH AVENUE AND THE EASTERLY SIDE OF 170TH STREET; BEING A PLOT 100 FEET BY 30 FEET BY 100 FEET BY 30 FEET. BLOCK: 10246 LOT: 41 SAID PREMISES KNOWN AS 171-12 107TH AVENUE, JAMAICA, NY 11433APPROXIMATE AMOUNT OF LIEN \$33,139.93, THROUGH MAY 12, 2022, PLUS INTEREST FEES & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NUMBER 710936/2017. JOSEPH N. ARMAO, ESQ., REFEREE. SEYFARTH SHAW LLP, ATTORNEY(S) FOR PLAINTIFFS. 620 EIGHTH AVENUE, NEW YORK, NY 10018

#215124

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK - COUNTY OF QUEENS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, V. LEONARA HARRIS BASS, AS EXECUTRIX TO THE ESTATE OF JOHN HARRIS A/K/A JOHN C. HARRIS A/K/A JOHN CHARLES HARRIS, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE DATED OCTOBER 19, 2023, AND ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY

OF QUEENS, WHEREIN BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST IS THE PLAINTIFF AND LEONARA HARRIS BASS, AS EXECUTRIX TO THE ESTATE OF JOHN HARRIS A/K/A JOHN C. HARRIS A/K/A JOHN CHARLES HARRIS, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, ON APRIL 12, 2024 AT 11:30AM, PREMISES KNOWN AS 119-17 166TH STREET, JAMAICA, NY 11434: BLOCK 12362, LOT 17: ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX # 722675/2021. STEPHANIE S. GOLDSTONE, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#215484

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS ABACUS FEDERAL SAVINGS BANK, PLAINTIFF -AGAINST- IN HEE KANG, WON KI KANG, ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE ENTERED HEREIN AND DATED JULY 31, 2019, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE COURTHOUSE STEPS OF THE QUEENS SUPREME COURT, LOCATED AT 88-11 SUTPHIN BOULEVARD, JAMAICA, NY ON APRIL 5, 2024 AT 11:00 A.M. PREMISES SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, KNOWN AS CONDOMINIUM UNIT #17 IN THE CONDOMINIUM KNOWN AS "WILDFLOWER ESTATE CONDOMINIUM", TOGETHER WITH AN UNDIVIDED 4.0582444 PERCENT INTEREST IN COMMON ELEMENTS. BLOCK: 4574 LOT: 1017. ALL BIDDERS MUST WEAR A FACE MASK/SHIELD AT ALL TIMES AND SOCIAL DISTANCING MUST BE OBSERVED BY ALL BIDDERS AT ALL TIMES. BIDDERS WHO DO NOT COMPLY WITH THE FACE MASK AND/OR THE SOCIAL DISTANCING MANDATE WILL BE REMOVED FROM THE AUCTION.SAID PREMISES KNOWN AS 167-01 POWELS COVE BLVD, APT. 17, BEECHHURST, NY 11357APPROXIMATE AMOUNT OF LIEN \$235,877.96 PLUS INTEREST & COSTS.PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE.IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY TO A RETURN OF THE DEPOSIT PAID. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE MORTGAGOR, THE MORTGAGEE OR THE MORTGAGEE'S ATTORNEY.INDEX NUMBER 721424/2021.FRANK BRUNO, JR. ESQ., REFEREE.DAVID A. GALLO & ASSOCIATES LLPATTORNEY(S) FOR PLAINTIFF 47 HILLSIDE AVENUE, 2ND FLOOR, MANHASSET, NY 11030FILE# 8701.07

#215125

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK - COUNTY OF QUEENS US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSAB MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-3, V. YOSI SHEM-TOV, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE DATED OCTOBER 20, 2023, AND ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS, WHEREIN US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSAB MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-3 IS THE PLAINTIFF AND YOSI SHEM-TOV, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION RAIN OR SHINE ON THE COURTHOUSE STEPS OF THE QUEENS COUNTY COURTHOUSE, 88-11 SUT-

PHIN BLVD., JAMAICA, NY 11435, ON MARCH 22, 2024 AT 10:30AM, PREMISES KNOWN AS 327 125TH ST, COLLEGE POINT, NY 11356: BLOCK 3922, LOT 11: ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERCTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX # 706213/2021. DANA L. JENKINS, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#214966

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS. STRONG 7740 LLC, PLAINTIFF -AGAINST- 114-08 TAIPEI INC., ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DATED JANUARY 24, 2024 AND ENTERED ON JANUARY 31, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, LOCATED AT 88-11 SUTPHIN BOULEVARD, JAMAICA, NY ON APRIL 5, 2024 AT 12:00 P.M. PREMISES TO BE SOLD IN SEPARATE SINGLE PARCELS: AS TO BLOCK 4019 LOT 126SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE CURRENT WESTERLY SIDE OF 115TH STREET AND THE SOUTHERLY SIDE OF POPPENHUSEN AVENUE, AND THENCE RUNNING SOUTHERLY ALONG THE EASTERLY SIDE OF 115TH STREET 1, 058.13 FEET AND THENCE THE FOLLOWING 6 COURSES AND DISTANCES: 1. WESTERLY FORMING AN ANGLE OF 105 DEGREES 26 MINUTES 29.3 SECONDS IN THE NORTH-WESTERLY QUADRANT A DISTANCE OF 20.75 FEET; 2. SOUTHERLY AND FORMING AN INTERIOR ANGLE OF 144 DEGREES 26 MINUTES 29.3 SECONDS A DISTANCE OF 383.05 FEET; 4. NORTHWESTERLY AND FORMING AN INTERIOR ANGLE OF 108 DEGREES 34 MINUTES 38 SECONDS A DISTANCE OF 476.06 FEET; 5. EASTERLY AND FORMING AN INTERIOR ANGLE OF 32 DEGREES 08 MINUTES 25.9 SECONDS A DISTANCE OF 106.27 FEET; 6. NORTHERLY AND FORMING AN INTERIOR ANGLE OF 81 DEGREES 51 MINUTES 13.2 SECONDS A DISTANCE OF 7.29 FEET. SAID PREMISES KNOWN AS 114-03 TAIPEI COURT, QUEENS, NY AS TO BLOCK 4019 LOT 130SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE CURRENT WESTERLY SIDE OF 115TH STREET AND THE SOUTHERLY SIDE OF POPPENHUSEN AVENUE, AND THENCE RUNNING SOUTHERLY ALONG THE EASTERLY SIDE OF 115TH STREET 1,058.13 FEET AND THENCE THE FOLLOWING 6 COURSES AND DISTANCES: 1. WESTERLY FORMING AN ANGLE OF 105 DEGREES 26 MINUTES 29.3 SECONDS IN THE NORTH-WESTERLY QUADRANT A DISTANCE OF 20.75 FEET; 2. SOUTHERLY AND FORMING AN INTERIOR ANGLE OF 105 DEGREES 26 MINUTES 29.3 SECONDS A DISTANCE OF 11.14 FEET; 3. SOUTHWESTERLY AND FORMING AN INTERIOR ANGLE OF 144 DEGREES 43 MINUTES 25.3 SECONDS A DISTANCE OF 383.05 FEET; 4. NORTHWESTERLY AND FORMING AN INTERIOR ANGLE OF 108 DEGREES 34 MINUTES 38 SECONDS A DISTANCE OF 476.06 FEET; 5. EASTERLY AND FORMING AN INTERIOR ANGLE OF 32 DEGREES 08 MINUTES 25.9 SECONDS A DISTANCE OF 106.27 FEET; 6. NORTHERLY AND FORMING AN INTERIOR ANGLE OF 81 DEGREES 51 MINUTES 13.2 SECONDS A DISTANCE OF 87.29 FEET. SAID

NOTICE OF SALE

SUPREME COURT: QUEENS COUNTY. WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-FRE2 ASSET-BACKED PASS-THROUGH CERTIFICATES, PLTF. VS. DARREN GARLAND, ET AL, DEFTS. INDEX #704149/2018. PURSUANT TO JUDGMENT OF FORECLOSURE AND SALE ENTERED JULY 28, 2023, I WILL SELL AT PUBLIC AUCTION ON THE FRONT STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD., JAMAICA, NY ON MARCH 29, 2024 AT 10:30 A.M. PREMISES K/A 11129 196TH STREET, SAINT ALBANS, NY 11412 A/K/A BLOCK 10954, LOT 37. APPROXIMATE AMOUNT OF JUDGMENT IS \$602,091.60 PLUS COSTS AND INTEREST. SOLD SUBJECT TO TERMS AND CONDITIONS OF FILED JUDGMENT AND TERMS OF SALE. KRISTEN JEAN DUBOWSKI, REFEREE. MARGOLIN, WEINREB & NIERER, LLP, ATTYS. FOR PLTF, 165 ELLEEN WAY, STE. 101, SYOSSET, NY 11791. #101129

#214608

NOTICE OF SALE

SUPREME COURT. QUEENS COUNTY. CIT BANK, N.A, F/K/A ONE WEST BANK, N.A. F/K/A ONE WEST BANK, FSB, PLTF. VS. PUBLIC ADMINISTRATOR OF SUFFOLK COUNTY AS ADMINISTRATOR FOR THE ESTATE OF LORETTA J. DICKSON, ET AL, DEFTS. INDEX #700054/2015. PURSUANT TO JUDGMENT OF FORECLOSURE AND SALE ENTERED JANUARY 31, 2024, I WILL SELL AT PUBLIC AUCTION ON THE FRONT STEPS OF THE QUEENS COURTHOUSE, 88-11 SUTPHIN BLVD., JAMAICA, NY ON MARCH 29, 2024 AT 10:45 A.M. PREMISES K/A 158-16 99TH STREET, HOWARD BEACH, NY 11414 A/K/A BLOCK 14168, LOT 14. APPROXIMATE AMOUNT OF JUDGMENT IS \$770,481.42 PLUS COSTS AND INTEREST. SOLD SUBJECT TO TERMS AND CONDITIONS OF FILED JUDGMENT AND TERMS OF SALE AND THE RIGHT OF THE UNITED STATES OF AMERICA TO REDEEM WITHIN 120 DAYS FROM THE DATE OF SALE AS PROVIDED BY LAW. GREGORY J. NEWMAN, REFEREE. BRONSTER, LLP, ATTYS. FOR PLTF., 156 WEST 56TH STREET, STE. 703, NEW YORK, NY 10019. FILE NO. 561005.048-#101147

#214716

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS GOSHEN MORTGAGE LLC, AS SEPARATE TRUSTEE FOR GDBT I TRUST 2011-1, PLAINTIFF -AGAINST- JOHN STUART; JOAN STUART, ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DATED OCTOBER 11, 2023 AND ENTERED ON OCTOBER 17, 2023, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, LOCATED AT 88-11 SUTPHIN BOULEVARD, JAMAICA, NY ON MARCH 29, 2024 AT 10:45 A.M. PREMISES SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY SIDE OF 233RD STREET, DISTANT 200 FEET SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF 233RD STREET WITH THE SOUTHERLY SIDE OF 120TH AVENUE; BEING A PLOT 100 FEET BY 40 FEET BY 100 FEET BY 40 FEET. BLOCK: 12818 LOT: 16 SAID PREMISES KNOWN AS 120-23 233RD STREET, CAMBRIA HEIGHTS, NY 11411 APPROXIMATE AMOUNT OF LIEN \$434,576.55 PLUS INTEREST & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NUMBER 708349/2017. MORTON POVMAN, ESQ., REFEREE KOSTERICH & SKEETE, LLC ATTORNEY(S) FOR PLAINTIFF 707 WESTCHESTER AVE, SUITE 302, WHITE PLAINS, NY 10604

#214970

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS AB VENTURE LLC, PLAINTIFF -AGAINST- LINDA SHERMAN AS HEIR TO THE ESTATE OF MARYANNE SHERMAN A/K/A MARY ANN SHERMAN A/K/A MARYANNE FAULCON, ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DATED MAY 3, 2023 AND ENTERED ON JULY 12, 2023, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE COURTHOUSE STEPS OF THE QUEENS SUPREME COURT, LOCATED AT 88-11 SUTPHIN BOULEVARD, JAMAICA, NY ON MARCH 29, 2024 AT 10:15 A.M. PREMISES SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY

OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF 134TH ROAD WITH THE WESTERLY SIDE OF 221ST STREET; BEING A PLOT 100 FEET BY 32.50 FEET BY 100 FEET BY 32.50 FEET. BLOCK: 13098 LOT: 0001 SAID PREMISES KNOWN AS 220-27 134TH ROAD, SPRINGFIELD GARDENS, NY APPROXIMATE AMOUNT OF LIEN \$797,345.40 PLUS INTEREST & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. PRIOR INDEX NUMBER 7283/2009 CONVERTED INDEX NUMBER 725084/2021. WILLIAM L. SENA, ESQ., REFEREE ZEICHNER ELLMAN & KRAUSE LLP ATTORNEY(S) FOR PLAINTIFF 730 THIRD AVENUE, NEW YORK, NY 10017

#214969

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2006, GSAMP TRUST 2006-FM3, PLAINTIFF, AGAINST ELEANOR JORGENSEN, STEIN JORGENSEN, ET AL, DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE, DULY ENTERED 01/03/2024, I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION, ON THE COURTHOUSE STEPS OF THE QUEENS SUPREME COURT LOCATED AT 88-11 SUTPHIN BLVD., JAMAICA, NY 11435, ON 4/5/2024 AT 10:15AM, PREMISES KNOWN AS 226-56 129TH AVENUE, LAURELTON, NEW YORK 11413, AND DESCRIBED AS FOLLOWS: ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERCTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. BLOCK 12855 LOT 127 THE APPROXIMATE AMOUNT OF THE CURRENT JUDGMENT LIEN IS \$887,188.29 PLUS INTEREST AND COSTS. THE PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF THE AFORESAID JUDGMENT OF FORECLOSURE AND SALE; INDEX # 718967/2020 FORMERLY: 21049/2008 JOSEPH N. MISK, ESQ., REFEREE. MCCABE, WEISBERG & CONWAY, LLC, 10 MIDLAND AVENUE, SUITE 205, PORT CHESTER, NY 10573 DATED: 1/11/2024 FILE NUMBER: 18-301583 CA

#215061

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF THE ASPEN HOLDINGS TRUST, A DELAWARE STATUTORY TRUST, PLAINTIFF, AGAINST CRISTINA LOPEZ, ET AL. DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE, DULY ENTERED 04/28/2023, I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION, ON THE COURTHOUSE STEPS OF THE QUEENS SUPREME COURT LOCATED AT 88-11 SUTPHIN BLVD., JAMAICA, NY, ON 4/5/2024 AT 10:00AM, PREMISES KNOWN AS 220-02 DAVENPORT AVENUE, QUEENS VILLAGE, NY 11428, AND DESCRIBED AS FOLLOWS: ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERCTED, SITUATE, LYING AND BEING IN THE 4TH WARD, BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. BLOCK 10706 LOT 1 THE APPROXIMATE AMOUNT OF THE CURRENT JUDGMENT LIEN IS \$203,955.70 PLUS INTEREST AND COSTS. THE PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF THE AFORESAID JUDGMENT OF FORECLOSURE AND SALE; INDEX # 712366/2022 CHARLANE BROWN, ESQ., REFEREE. RICHLAND & FALKOWSKI, PLLC, 28-07 JACKSON AVENUE, 5TH FLOOR, LONG ISLAND CITY, NY 11101 DATED: 1/8/24 FILE NUMBER: LOPEZ SH

#215048

2ND DEPARTMENT/PUBLIC LEGAL NOTICES

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS CELINK, PLAINTIFF AGAINST THE ESTATE OF NINA FAUCHE A/K/A NINA LAMARCIE FAUCHE, ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED DECEMBER 20, 2019, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NEW YORK ON MARCH 29, 2024 AT 10:45AM, PREMISES KNOWN AS 130-57 233RD STREET, ROSEDALE, NY 11422. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK: 12912, LOT: 12. APPROXIMATE AMOUNT OF JUDGMENT \$471,749.66 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #708839/2015. THE AFOREMENTIONED AUCTION WILL BE CONDUCTED IN ACCORDANCE WITH THE QUEENS COUNTY COVID-19 PROTOCOLS LOCATED ON THE OFFICE OF COURT ADMINISTRATION (OCA) WEBSITE (HTTPS://WWW.NYCOURTS.GOV/ADMIN/OCA.SHTML) AND AS SUCH ALL PERSONS MUST COMPLY WITH SOCIAL DISTANCING, WEARING MASKS AND SCREENING PRACTICES IN EFFECT AT THE TIME OF THIS FORECLOSURE SALE. FOR SALE INFORMATION, PLEASE VISIT AUCTION.COM AT WWW.AUCTION.COM OR CALL (800) 280-2832. LOIS M. VITTI, ESQ., REFEREE FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP 53 GIBSON STREET BAY SHORE, NY 11706 01-067431-F00 79387

#215080

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OC1, PLAINTIFF, AGAINST FRANCES LEONE, ET AL DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE, DULY ENTERED 12/09/2022, I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION, ON THE COURTHOUSE STEPS OF THE QUEENS SUPREME COURT LOCATED AT 88-11 SUTPHIN BLVD., JAMAICA, NY 11435, ON 3/29/2024 AT 10:00AM, PREMISES KNOWN AS 159-52 91ST STREET, HOWARD BEACH, NY 11414, AND DESCRIBED AS FOLLOWS: ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK BLOCK 14011 LOT 90 THE APPROXIMATE AMOUNT OF THE CURRENT JUDGMENT LIEN IS \$910,480.97 PLUS INTEREST AND COSTS. THE PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF THE AFORESAID JUDGMENT OF FORECLOSURE AND SALE; INDEX # 718474/2018 IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY TO A RETURN OF THE DEPOSIT PAID. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE MORTGAGOR, THE MORTGAGEE OR THE MORTGAGEES ATTORNEY. BARRY M. GOLDSTEIN, ESQ., REFEREE. LEOPOLD & ASSOCIATES, PLLC, 80 BUSINESS PARK DRIVE, SUITE 110, ARMONK, NY 10504 DATED: 1/2/2024 FILE NUMBER: 8985648 CA

#213704

NOTICE OF SALE IN FORECLOSURE

STATE OF NEW YORK SUPREME COURT: COUNTY OF QUEENS WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WACHOVIA MORTGAGE, FSB, FORMERLY KNOWN AS WORLD SAVINGS BANK, FSB, PLAINTIFF, V. OMEAL FAZAL NOORHASSAN, NAZEENA NOORHASSAN ET AL, DEFENDANTS. PLEASE TAKE NOTICE THAT IN PURSUANCE OF A JUDGMENT OF FORECLOSURE AND SALE ENTERED IN THE OFFICE OF THE COUNTY CLERK OF QUEENS COUNTY ON DECEMBER 5, 2018, AND THE NUNC PRO TUNC ORDER AMENDING THE JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED IN THE OFFICE OF THE QUEENS COUNTY CLERK ON NOVEMBER 6, 2023, I, MARTHA TAYLOR, ESQ., THE REFEREE NAMED IN SAID JUDGMENT, WILL SELL IN ONE PARCEL AT PUBLIC AUCTION ON APRIL 12, 2024 AT THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435, AT 11:45AM THE PREMISES DESCRIBED AS FOLLOWS: 11138 126TH ST SOUTH OZONE PARK, NY 11420-1511 BLOCK 11630 LOT 26 ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE FOURTH WARD OF THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. THE PREMISES ARE SOLD SUBJECT TO THE PROVISIONS OF THE FILED JUDGMENT, INDEX NO. 707715/2015 IN THE AMOUNT OF \$548,521.25 PLUS INTEREST AND COSTS. THE AFOREMENTIONED AUCTION WILL BE CONDUCTED IN ACCORDANCE WITH THE COURT SYSTEM'S COVID-19 MITIGATION PROTOCOLS AND AS SUCH ALL PERSONS MUST COMPLY WITH SOCIAL DISTANCING, WEARING MASKS AND SCREENING PRACTICES IN EFFECT AT THE TIME OF THIS FORECLOSURE SALE WOODS OVIATT GILMAN LLP ATTORNEYS FOR PLAINTIFF 500 BAUSCH & LOMB PLACE ROCHESTER, NY 14604 TEL.: 855-227-5072 79787

#215523

PUBLIC AUCTION NOTICE OF SALE OF COOPERATIVE APARTMENT SECURITY

BY VIRTUE OF DEFAULT IN A SECURITY AGREEMENT EXECUTED ON MARCH 15, 1990 BY MARIA MIRZA AKA MARIANNE MIRZA, AKA MARIQ MIRZA, AND IN ACCORDANCE WITH ITS RIGHTS AS HOLDER OF THE SECURITY, NATIONSTAR MORTGAGE LLC, BY JOHN WILLIAM O'KEEFE, TERENCE GEE OR RICHARD J. CANTWELL, AUCTIONEER(S), WILL CONDUCT A PUBLIC SALE OF THE SECURITY CONSISTING OF 292 SHARES OF COMMON STOCK IN FLORIDA GARDEN OWNERS CORP. AND ALL RIGHTS TITLE AND INTEREST IN AND TO A PROPRIETARY LEASE BETWEEN CORPORATION AND DEBTOR FOR UNIT 6D IN A BUILDING KNOWN AS AND BY THE STREET ADDRESS, 84-35 LANDER STREET, APT. 6D, BRIARWOOD, NY 11435 TOGETHER WITH FIXTURES AND ARTICLES OF PERSONAL PROPERTY NOW OR HERE-AFTER AFFIXED TO OR USED IN CONNECTION WITH UNIT 6D ON MARCH 22, 2024 AT 9:30AM ON THE STEPS OF QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435., IN SATISFACTION OF AN INDEBTEDNESS IN THE PRINCIPAL AMOUNT OF \$38,350.18 PLUS INTEREST FROM MAY 01, 2020 AND COSTS, SUBJECT TO OPEN MAINTENANCE CHARGES. THE SECURED PARTY RESERVES THE RIGHT TO BID. TEN PERCENT (10%) DEPOSIT BY BANK OR CERTIFIED FUNDS REQUIRED AT AUCTION, PAYABLE TO THE ATTORNEYS FOR THE SECURED PARTY. CLOSING WITHIN 30 DAYS. SUCH SALE SHALL BE SUBJECT TO THE TERMS OF SALE. GROSS POLOWY LLC 1775 WEHRLE DRIVE, SUITE 100 WILLIAMSVILLE, NY 14221 (716) 204-1700 ATTORNEYS FOR SECURED CREDITOR 79504

#215116

SUMMONS

SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF QUEENS - FRC VTX ASSETS LLC, PLAINTIFF, -AGAINST- KEIVANJAH LLC, ALI KEIVANJAH, IF LIVING, AND IF ANY BE DEAD, HIS RESPECTIVE HEIRS-AT-LAW, NEXT-OF-KIN, DISTRIBUTEES, EXECUTORS, ADMINISTRATORS, TRUSTEES, DEVISEES, LEGATEES, ASSIGNEES, LIENORS, CREDITORS AND SUCCESSORS IN INTEREST AND GENERALLY ALL PERSONS HAVING OR CLAIMING UNDER, BY OR THROUGH SAID DEFENDANT WHO MAY BE DECEASED BY PURCHASE, INHERITANCE, LIEN OR OTHERWISE, ANY RIGHT, TITLE OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, GREEN GRASS PROPERTIES LLC, NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, SHIMZA ALI, JAMAL ALI, RICARDO "DOE", VELRAMO "DOE", HYMIA "DOE" AND SENECA "DOE", PEOPLE OF THE STATE OF NEW YORK, UNITED STATES OF AMERICA, DEFENDANTS - INDEX NO. 705995/2023 PLAINTIFF DESIGNATES QUEENS COUNTY AS THE PLACE OF TRIAL. THE BASIS OF VENUE IS THAT THE SUBJECT ACTION IS SITUATED IN QUEENS COUNTY. TO THE ABOVE NAMED DEFENDANTS-YOU ARE HEREBY SUMMONED TO ANSWER THE COMPLAINT IN THIS ACTION AND TO SERVE A COPY OF YOUR ANSWER, OR, IF THE COMPLAINT IS NOT SERVED WITH THIS SUMMONS, TO SERVE A NOTICE OF APPEARANCE, ON THE PLAINTIFF'S ATTORNEY(S) WITHIN 20 DAYS AFTER THE SERVICE OF THIS SUMMONS, EXCLUSIVE OF THE DAY OF SERVICE (OR WITHIN 30 DAYS AFTER THE SERVICE IS COMPLETE IF THIS SUMMONS IS NOT PERSONALLY DELIVERED TO YOU WITHIN THE STATE OF NEW YORK) IN THE EVENT THE UNITED STATES OF AMERICA IS MADE A PARTY DEFENDANT, THE TIME TO ANSWER FOR THE SAID UNITED STATES OF AMERICA SHALL NOT EXPIRE UNTIL (60) DAYS AFTER SERVICE OF THE SUMMONS; AND IN CASE OF YOUR FAILURE TO APPEAR OR ANSWER, JUDGMENT WILL BE TAKEN AGAINST YOU BY DEFAULT FOR THE RELIEF DEMANDED IN THE COMPLAINT. THAT THIS SUMMONS IS BEING FILED PURSUANT TO AN ORDER OF THE COURT DATED FEBRUARY 20, 2024. NOTICE-YOU ARE IN DANGER OF LOSING YOUR HOME - IF YOU DO NOT RESPOND TO THIS SUMMONS AND COMPLAINT BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE MORTGAGE COMPANY WHO FILED THIS FORECLOSURE PROCEEDING AGAINST YOU AND FILING THE ANSWER WITH THE COURT, A DEFAULT JUDGMENT MAY BE ENTERED AND YOU CAN LOSE YOUR HOME. SPEAK TO AN ATTORNEY OR GO TO THE COURT WHERE YOUR CASE IS PENDING FOR FURTHER INFORMATION ON HOW TO ANSWER THE SUMMONS AND PROTECT YOUR PROPERTY. SENDING A PAYMENT TO THE MORTGAGE COMPANY WILL NOT STOP THE FORECLOSURE ACTION. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (FRC VTX ASSETS LLC) AND FILING THE ANSWER WITH THE COURT. THE FOREGOING SUMMONS IS SERVED UPON YOU BY PUBLICATION PURSUANT TO AN ORDER OF THE HONORABLE MAURICE E. MUIR, J.S.C. DATED: FEBRUARY 20, 2024 FILED: FEBRUARY 26, 2024. THE OBJECT OF THIS ACTION IS TO FORECLOSE A MORTGAGE AND COVERING THE PREMISES KNOWN AS 103-18 103RD STREET, OZONE PARK, NY 11417. VALLELY LAW PLLC, ATTORNEY FOR PLAINTIFF, BY: EILEEN M. RYAN, ESQ., 6851 JERICHO TURNPIKE, SUITE 165, SYOSSET, NY 11791 P: (516) 386-3900

#215468

SUPPLEMENTAL SUMMONS AND NOTICE

SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF QUEENS - BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, PLAINTIFF, -AGAINST- BRIAN V. ROBERTS, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF VERNON ROBERTS; ANY AND ALL KNOWN OR UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VERNON ROBERTS; UNKNOWN BENEFICIARIES OF THE LIVING TRUST OF THE VERNON ROBERTS AND LENORTH J. ROBERTS, DATED JANUARY 19, 2010; UNKNOWN SUCCESSOR TRUSTEE OF THE VERNON ROBERTS AND LENORTH J. ROBERTS, DATED JANUARY 19, 2010; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; COMMISSIONER OF SOCIAL SERVICES OF THE CITY OF NEW YORK; AMERICAN GENERAL FINANCE, INC.; CITY OF NEW YORK DEPARTMENT OF TRANSPORTATION PARKING VIOLATIONS BUREAU; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE INTERNAL REVENUE SERVICE; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; MIDLAND FUNDING LLC; "JOHN DOE #1" THROUGH "JOHN DOE #10," SAID NAMES BEING FICTITIOUS AND UNKNOWN TO PLAINTIFF, INTENDED TO BE POSSIBLE TENANTS OR OCCUPANTS OF THE PREMISES, OR CORPORATIONS, PERSONS, OR OTHER ENTITIES HAVING OR CLAIMING A LIEN UPON THE MORTGAGED PREMISES, DEFENDANTS. INDEX NO.: 703985/2016 PLAINTIFF DESIGNATES QUEENS COUNTY AS THE PLACE OF TRIAL. THE BASIS OF VENUE IS THAT THE SUBJECT ACTION IS SITUATED IN QUEENS COUNTY. TO THE ABOVE NAMED DEFENDANTS - YOU ARE HEREBY SUMMONED TO ANSWER THE COMPLAINT IN THIS ACTION AND TO SERVE A COPY OF YOUR ANSWER, OR, IF THE COMPLAINT IS NOT SERVED WITH THIS SUMMONS, TO SERVE A NOTICE OF APPEARANCE, ON THE PLAINTIFF'S ATTORNEY(S) WITHIN 20 DAYS AFTER THE SERVICE OF THIS SUMMONS, EXCLUSIVE OF THE DAY OF SERVICE (OR WITHIN 30 DAYS AFTER THE SERVICE IS COMPLETE IF THIS SUMMONS IS NOT PERSONALLY DELIVERED TO YOU WITHIN THE STATE OF NEW YORK); AND IN CASE OF YOUR FAILURE TO APPEAR OR ANSWER, JUDGMENT WILL BE TAKEN AGAINST YOU BY DEFAULT FOR THE RELIEF DEMANDED IN THE COMPLAINT. THAT THIS SUPPLEMENTAL SUMMONS IS BEING FILED PURSUANT TO AN ORDER OF THE COURT DATED FEBRUARY 23, 2024. NOTICE - YOU ARE IN DANGER OF LOSING YOUR HOME - IF YOU DO NOT RESPOND TO THIS SUMMONS AND COMPLAINT BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE MORTGAGE COMPANY WHO FILED THIS FORECLOSURE PROCEEDING AGAINST YOU AND FILING THE ANSWER WITH THE COURT, A DEFAULT JUDGMENT MAY BE ENTERED AND YOU CAN LOSE YOUR HOME. SPEAK TO AN ATTORNEY OR GO TO THE COURT WHERE YOUR CASE IS PENDING FOR FURTHER INFORMATION ON HOW TO ANSWER THE SUMMONS AND PROTECT YOUR

PROPERTY. SENDING A PAYMENT TO THE MORTGAGE COMPANY WILL NOT STOP THE FORECLOSURE ACTION. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST) AND FILING THE ANSWER WITH THE COURT. THE FOREGOING SUMMONS IS SERVED UPON YOU BY PUBLICATION PURSUANT TO AN ORDER OF THE HONORABLE FREDERICK D. R. SAMPSON J.S.C. DATED: FEBRUARY 23, 2024 FILED: FEBRUARY 27, 2024. THE OBJECT OF THIS ACTION IS TO FORECLOSE A MORTGAGE AND COVERING THE PREMISES KNOWN AS 135 30 245TH STREET, ROSEDALE, NY 11422. DATED: OCTOBER 4, 2023 FILED: MARCH 5, 2024 GREENSPOON MARDER LLP, ATTORNEY FOR PLAINTIFF, BY: MONICA G. CHRISTIE, ESQ., 590 MADISON AVENUE, SUITE 1800, NEW YORK, NY 10022 P: (212) 524-5000 F: (212) 524-5050 NO SERVICE BY FAX) SERVICE PURPOSES ONLY: TRADE CENTRE SOUTH 100 W. CYPRESS CREEK ROAD, SUITE 700, FORT LAUDERDALE, FL 33309 P: (888) 491-1120 F: (954)343-6982.

#215580

SUPPLEMENTAL SUMMONS AND NOTICE

SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF QUEENS - REVERSE MORTGAGE FUNDING LLC, PLAINTIFF, -AGAINST- ANY AND ALL KNOWN OR UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ABDUR-RAHMAN FARRAKHAN; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; NEW YORK CITY PARKING VIOLATION BUREAU; KHALILAH FARRAKHAN, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF ABDUR-RAHMAN FARRAKHAN; RICHARD ORTIZ FARRAKHAN, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF ABDUR-RAHMAN FARRAKHAN; ABDUR RAHMAN FARRAKHAN, JR., AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF ABDUR-RAHMAN FARRAKHAN; HALIMA FARRAKHAN, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF ABDUR-RAHMAN FARRAKHAN; ARADAH FARRAKHAN, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF ABDUR-RAHMAN FARRAKHAN; ZAKIYYA FARRAKHAN, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF ABDUR-RAHMAN FARRAKHAN; ABU-BAKR FARRAKHAN, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF ABDUR-RAHMAN FARRAKHAN; TI-AQUAN SKINNER AKA TAIQUAN SKINNER, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF ABDUR-RAHMAN FARRAKHAN; FATIMA FARRAKHAN, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF ABDUR-RAHMAN FARRAKHAN; CASSANDRA NUNN, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF ABDUR-RAHMAN FARRAKHAN; TEENA ROCHELLE BROWNLEE, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF ABDUR-RAHMAN FARRAKHAN; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; PENNSYLVANIA DEPARTMENT OF REVENUE, UNITED STATES OF AMERICA, ACTING ON BEHALF OF DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; "JOHN DOE #1" THROUGH "JOHN DOE #10," SAID NAMES BEING FICTITIOUS AND UNKNOWN TO PLAINTIFF, INTENDED TO BE POSSIBLE TENANTS

#214921

**FOR HELP IN
PREPARATION AND
FILING OF
ALL YOUR LEGAL
NOTICE NEEDS,**

**EMAIL
LEGALS@QUEENSPUBLICMEDIA.COM**



2ND DEPARTMENT/ PUBLIC LEGAL NOTICES

SUPPLEMENTAL SUMMONS AND NOTICE OF OBJECT OF ACTION

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS ACTION TO FORECLOSE A MORTGAGE INDEX #: 706186/2023 NATIONSTAR MORTGAGE LLC PLAINTIFF, VS DONALD PRYCE INDIVIDUALLY AND AS HEIR TO THE ESTATE OF GLORIA M. JONES, ANTOINETTE JONES AS HEIR TO THE ESTATE OF GLORIA M. JONES, EDNA PARADISE AS HEIR TO THE ESTATE OF GLORIA M. JONES, UNKNOWN HEIRS OF GLORIA M. JONES IF LIVING, AND IF HE/SHE BE DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, CLAIMING, OR WHO MAY CLAIM TO HAVE AN INTEREST IN, OR GENERAL OR SPECIFIC LIEN UPON THE REAL PROPERTY DESCRIBED IN THIS ACTION; SUCH UNKNOWN PERSONS BEING HEREIN GENERALLY DESCRIBED AND INTENDED TO BE INCLUDED IN WIFE, WIDOW, HUSBAND, WIDOWER, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS, AND ASSIGNEES OF SUCH DECEASED, ANY AND ALL PERSONS DERIVING INTEREST IN OR LIEN UPON, OR TITLE TO SAID REAL PROPERTY BY, THROUGH OR UNDER THEM, OR EITHER OF THEM, AND THEIR RESPECTIVE WIVES, WIDOWS, HUSBANDS, WIDOWERS, HEIRS AT LAW,

NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS, AND ASSIGNS, ALL OF WHOM AND WHOSE NAMES, EXCEPT AS STATED, ARE UNKNOWN TO PLAINTIFF, PEOPLE OF THE STATE OF NEW YORK, UNITED STATES OF AMERICA ON BEHALF OF THE IRS, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, NEW YORK CITY PARKING VIOLATIONS BUREAU, NEW YORK CITY TRANSIT ADJUDICATION BUREAU JOHN DOE (THOSE UNKNOWN TENANTS, OCCUPANTS, PERSONS OR CORPORATIONS OR THEIR HEIRS, DISTRIBUTEES, EXECUTORS, ADMINISTRATORS, TRUSTEES, GUARDIANS, ASSIGNEES, CREDITORS OR SUCCESSORS CLAIMING AN INTEREST IN THE MORTGAGED PREMISES.) DEFENDANT(S). MORTGAGED PREMISES: 24020 149TH AVENUE ROSDALE, NY 11421 TO THE ABOVE NAMED DEFENDANT: YOU ARE HEREBY SUMMONED TO ANSWER THE COMPLAINT IN THIS ACTION, AND TO SERVE A COPY OF YOUR ANSWER, OR, IF THE COMPLAINT IS NOT SERVED WITH THIS SUPPLEMENTAL SUMMONS, TO SERVE A NOTICE OF APPEARANCE, ON THE PLAINTIFF(S) ATTORNEY(S) WITHIN TWENTY DAYS AFTER THE SERVICE OF THIS SUPPLEMENTAL SUMMONS, EXCLUSIVE OF THE DAY OF SERVICE (OR WITHIN 30 DAYS AFTER THE SERVICE IS COM-

plete IF THIS SUPPLEMENTAL SUMMONS IS NOT PERSONALLY DELIVERED TO YOU WITHIN THE STATE OF NEW YORK). IN CASE OF YOUR FAILURE TO APPEAR OR ANSWER, JUDGMENT WILL BE TAKEN AGAINST YOU BY DEFAULT FOR THE RELIEF DEMANDED IN THE COMPLAINT. THE ATTORNEY FOR PLAINTIFF HAS AN OFFICE FOR BUSINESS IN THE COUNTY OF ERIE. TRIAL TO BE HELD IN THE COUNTY OF QUEENS. THE BASIS OF THE VENUE DESIGNATED ABOVE IS THE LOCATION OF THE MORTGAGED PREMISES. TO UNKNOWN HEIRS OF GLORIA M. JONES DEFENDANT IN THIS ACTION. THE FOREGOING SUPPLEMENTAL SUMMONS IS SERVED UPON YOU BY PUBLICATION, PURSUANT TO AN ORDER OF HON. JOSEPH J. ESPOSITO OF THE SUPREME COURT OF THE STATE OF NEW YORK, DATED THE TWENTY-FIRST DAY OF FEBRUARY, 2024 AND FILED WITH THE COMPLAINT IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS, IN THE CITY OF JAMAICA. THE OBJECT OF THIS ACTION IS TO FORECLOSE A MORTGAGE UPON THE PREMISES DESCRIBED BELOW, DATED SEPTEMBER 20, 2002, EXECUTED BY GLORIA M. JONES (WHO DIED ON OCTOBER 18, 2014, A RESIDENT OF THE COUNTY OF QUEENS, STATE OF NEW YORK) AND DONALD PRYCE TO SECURE THE SUM OF \$256,300.00. THE MORTGAGE WAS RECORDED AT BOOK 6645, PAGE 1812

IN THE CITY REGISTER OF THE CITY OF NEW YORK, QUEENS COUNTY ON NOVEMBER 12, 2002. THE CONSOLIDATED MORTGAGE WAS SUBSEQUENTLY ASSIGNED BY AN ASSIGNMENT EXECUTED SEPTEMBER 20, 2002 AND RECORDED ON DECEMBER 9, 2003, IN THE CITY REGISTER OF THE CITY OF NEW YORK, QUEENS COUNTY AT CRFN 2003000497639. THE CONSOLIDATED MORTGAGE WAS SUBSEQUENTLY ASSIGNED BY A GAP ASSIGNMENT EXECUTED APRIL 11, 2019 AND RECORDED ON APRIL 17, 2019, IN THE CITY REGISTER OF THE CITY OF NEW YORK, QUEENS COUNTY AT CRFN 2019000122159. PLAINTIFF IS ALSO HOLDER OF A MORTGAGE DATED AUGUST 6, 2011 EXECUTED BY GLORIA M. JONES TO SECURE THE SUM OF \$6,988.77 AND RECORDED AT CRFN 2011000377263 IN THE CITY REGISTER OF THE CITY OF NEW YORK, QUEENS COUNTY ON OCTOBER 26, 2011. SAID MORTGAGE WAS CONSOLIDATED WITH THE MORTGAGE REFERRED TO AT BOOK 6645, PAGE 1812 BY A CONSOLIDATION, EXTENSION AND MODIFICATION AGREEMENT EXECUTED BY GLORIA M. JONES DATED AUGUST 6, 2011 AND RECORDED OCTOBER 26, 2011 AT CRFN 2011000377264 IN THE CITY REGISTER OF THE CITY OF NEW YORK, QUEENS COUNTY TO FORM A SINGLE LIEN IN THE AMOUNT OF \$143,666.00. THE CONSOLIDATED MORTGAGE WAS

SUBSEQUENTLY ASSIGNED BY AN ASSIGNMENT EXECUTED APRIL 11, 2019 AND RECORDED ON APRIL 17, 2019, IN THE CITY REGISTER OF THE CITY OF NEW YORK, QUEENS COUNTY AT CRFN 2019000122160. THE CONSOLIDATED MORTGAGE WAS SUBSEQUENTLY ASSIGNED BY AN ASSIGNMENT EXECUTED JULY 14, 2022 AND RECORDED ON JULY 20, 2022, IN THE CITY REGISTER OF THE CITY OF NEW YORK, QUEENS COUNTY AT CRFN 2022000288709; THE PROPERTY IN QUESTION IS DESCRIBED AS FOLLOWS: 24020 149TH AVENUE, ROSDALE, NY 11421 NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME IF YOU DO NOT RESPOND TO THIS SUMMONS AND COMPLAINT BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE MORTGAGE COMPANY WHO FILED THIS FORECLOSURE PROCEEDING AGAINST YOU AND FILING THE ANSWER WITH THE COURT, A DEFAULT JUDGMENT MAY BE ENTERED AND YOU CAN LOSE YOUR HOME. SPEAK TO AN ATTORNEY OR GO TO THE COURT WHERE YOUR CASE IS PENDING FOR FURTHER INFORMATION ON HOW TO ANSWER THE SUMMONS AND PROTECT YOUR PROPERTY. SENDING A PAYMENT TO YOUR MORTGAGE COMPANY WILL NOT STOP THIS FORECLOSURE ACTION. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. DATED: FEBRUARY 27, 2024 GROSS POLOWY LLC ATTORNEY(S) FOR PLAINTIFF(S) 1775 WEHRLE DRIVE, SUITE 100 WILLIAMSVILLE, NY 14221 THE LAW FIRM OF GROSS POLOWY LLC AND THE ATTORNEYS

WHOM IT EMPLOYS ARE DEBT COLLECTORS WHO ARE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED BY THEM WILL BE USED FOR THAT PURPOSE. 79868

SUPREME COURT

COUNTY OF QUEENS NYCTL 2019-A TRUST, AND THE BANK OF NEW YORK MELLON, PLAINTIFF -AGAINST-NATHANIEL BOYER, ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE ENTERED HEREIN AND DATED MARCH 7, 2022, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE COURTHOUSE STEPS OF THE QUEENS SUPREME COURT, LOCATED AT 88-11 SUTPHIN BOULEVARD, JAMAICA, NY ON APRIL 12, 2024 AT 12:30 P.M. PREMISES SITUATE, LYING AND BEING IN THE BOROUGH OF QUEENS, COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, KNOWN AND DESIGNATED AS BLOCK 12296 AND LOT 7 ON THE QUEENS COUNTY ASSESSMENT MAP. SAID PREMISES KNOWN AS 157-16 134TH AVENUE, FLUSHING, NY 11434 APPROXIMATE AMOUNT OF LIEN \$78,257.41 PLUS INTEREST & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NUMBER 722208/2020. JUDAH MALTZ, ESQ., REFEREE BRONSTER, LLP ATTORNEY(S) FOR PLAINTIFF 156 WEST 56TH STREET, SUITE 902, NEW YORK, NY 10019

2ND DEPARTMENT / New Business Formations

MPACTMOORE 152 LLC

MPACTMOORE 152 LLC, ARTS. OF ORG. FILED WITH THE SSNY ON 08/14/2023. OFFICE LOC: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT UPON WHOM PROCESS AGAINST THE LLC MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: THE LLC, 48-02 25TH AVENUE, SUITE 400, ASTORIA, NY 11103. PURPOSE: ANY LAWFUL PURPOSE.

MAX MECHANICAL CONTRACTING LLC

MAX MECHANICAL CONTRACTING LLC, ARTS OF ORG. FILED WITH SEC. OF STATE OF NY (SSNY) 2/5/2024. CTY: QUEENS. SSNY DESIG. AS AGENT UPON WHOM PROCESS AGAINST MAY BE SERVED & SHALL MAIL PROCESS TO 37-20 58TH ST, WOODSIDE, NY 11377. GENERAL PURPOSE

SPLIA LOGISTICS LLC

SPLIA LOGISTICS LLC. ARTS. OF ORG. FILED WITH THE SSNY ON 02/06/24. OFFICE: QUEENS COUNTY. SSNY DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL COPY OF PROCESS TO THE LLC, 169-20 21ST STREET, WHITESTONE, NY 11357. PURPOSE: ANY LAWFUL PURPOSE.

AW AUTOMATION LLC

AW AUTOMATION LLC. FILED 1/11/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 96-25 46TH AVE, CORONA, NY 11368. PURP: ANY LAWFUL.

GENESIS SL MANAGEMENT LLC

GENESIS SL MANAGEMENT LLC. FILED 1/16/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 5742 224TH ST, OAKLAND GDNS, NY 11364. PURP: ANY LAWFUL.

LEAH NYC LLC

LEAH NYC LLC. FILED 1/17/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 3808 UNION ST, FLUSHING, NY 11354. PURP: ANY LAWFUL.

ZYZ GROUP HOLDING LLC

ZYZ GROUP HOLDING LLC. FILED 1/19/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 133-27 39TH AVE, FLUSHING, NY 11354. PURP: ANY LAWFUL.

JD NETWORKING & CONSULTING, LLC

JD NETWORKING & CONSULTING, LLC. FILED 10/8/23. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL

163-18 145TH RD, JAMAICA, NY 11434. PURP: ANY LAWFUL.

ROOSEVELT OPTOMETRY ASSOCIATES PLLC

ROOSEVELT OPTOMETRY ASSOCIATES PLLC. FILED 1/9/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 90 BIRCH DR, ROSLYN, NY 11576. PURP: ANY LAWFUL.

CALDER, LLC

CALDER, LLC. FILED 1/11/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 41-08 43RD ST, SUNNYSIDE, NY 11104. PURP: ANY LAWFUL.

CMT GROUP, LLC

NOTICE OF FORMATION OF CMT GROUP, LLC ARTS. OF ORG. FILED WITH SECY. OF STATE OF NY (SSNY) ON 01/19/24. OFFICE LOCATION: QUEENS COUNTY. PRINC. OFFICE OF LLC: 42-14 21ST ST., LONG ISLAND CITY, NY 11101. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO CORPORATION SERVICE CO., 80 STATE ST., ALBANY, NY 12207-2543. PURPOSE: ANY LAWFUL ACTIVITY.

GROUP 24 30TH ROAD LLC

NOTICE OF FORMATION OF GROUP 24 30TH ROAD LLC. ARTS. OF ORG. FILED WITH SECY. OF STATE OF NY (SSNY) ON 02/19/2024. OFFICE LOCATION: QUEENS COUNTY. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: THE LLC, 10-15 46TH AVENUE, QUEENS, NY 11101. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

VOLTAGE LLC

VOLTAGE LLC ARTS. OF ORG. FILED WITH SSNY ON 3/23/2016. OFF. LOC.: QUEENS CO. SSNY DESIG. AS AGT. UPON WHOM PROCESS MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: THE LLC, 64-15 PERRY AVE, MASPETH, NY 11378. GENERAL PURPOSES.

DAGIA LLC

DAGIA LLC, ARTS OF ORG. FILED WITH SEC. OF STATE OF NY (SSNY) 1/5/2024. CTY: QUEENS. SSNY DESIG. AS AGENT UPON WHOM PROCESS AGAINST MAY BE SERVED & SHALL MAIL PROCESS TO 24-30 LITTLE NECK BLVD, BAYSIDE, NY 11360. GENERAL PURPOSE

HYH EUPORIA LLC

HYH EUPORIA LLC, ARTICLES OF ORGANIZATION FILED NY SEC. OF STATE (SSNY) 05/16/2023. OFFICE IN

QUEENS CO. SSNY DESIGN. AGENT OF LLC UPON WHOM PROCESS MAY BE SERVED. SSNY SHALL MAIL COPY OF PROCESS TO 24032 70TH AVE, APT 14A, DOUGLASTON, NY 11362 PURPOSE: ANY LAWFUL PURPOSE.

PURE SHORES LLC

PURE SHORES LLC. ARTS. OF ORG. FILED WITH THE SSNY ON 03/04/24. OFFICE: QUEENS COUNTY. SSNY DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL COPY OF PROCESS TO THE LLC, C/O GAETANO VACCARO, 161-17 29TH AVENUE, FLUSHING, NY 11358. PURPOSE: ANY LAWFUL PURPOSE.

2TWENTYTWO2, LLC

NOTICE OF FORMATION OF 2TWENTYTWO2, LLC ARTS. OF ORG. FILED WITH SECY. OF STATE OF NY (SSNY) ON 02/27/24. OFFICE LOCATION: QUEENS COUNTY. PRINC. OFFICE OF LLC: 130-56 217TH ST., SPRINGFIELD GARDENS, NY 11413. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO TIMOTHY WEAH AT THE PRINC. OFFICE OF THE LLC, REGD. AGENT UPON WHOM AND AT WHICH PROCESS MAY BE SERVED. PURPOSE: ANY LAWFUL ACTIVITY.

153 BRACHA LLC

153 BRACHA LLC. ARTS. OF ORG. FILED WITH THE SSNY ON 02/09/21. OFFICE: KINGS COUNTY. SSNY DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL COPY OF PROCESS TO THE LLC, C/O YURIY RUBINOV, 9611 65 RD #407. REGO PARK, NY 11374. PURPOSE: ANY LAWFUL PURPOSE.

11101

BENGALI HARLEM PRODUCTIONS, LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: BENGALI HARLEM PRODUCTIONS, LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 2/5/2024. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS VIVEK BALD 44-02 23RD STREET, #208 LONG ISLAND CITY, NY, 11101. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

11303

G&C MULTISERVICES LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: G&C MULTISERVICES LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 1/11/2024. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS IOVANNA GUTIERREZ CAMPANELLA, 5202 94TH STREET ELMHURST, NY, 11373. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

11355

NEW MURRAY HILL MANAGEMENT LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: NEW MURRAY HILL MANAGEMENT LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 2/20/2024. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS THE LIMITED LIABILITY COMPANY 143-26 41 AVENUE, FLOOR 2, FLUSHING, NY, 11355. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

11357

PROFESSOR CHAN LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: PROFESSOR CHAN LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 3/11/2024. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS PROFESSOR CHAN LLC 14107 20TH AVE, SUITE 408, WHITESTONE, NY, 11357. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

11385

DIAGRAM LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: DI-

AGRAM LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 12/19/2023. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS SCOTT BLEICHER 1746 STARR ST., RIDGEWOOD, NY, 11385. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

11412

LW ERSKINE REALTY LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: LW ERSKINE REALTY LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 2/6/2024. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS THE LIMITED LIABILITY COMPANY 11416 197TH ST., SAINT ALBANS, NY, 11412. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

11433

EARBEAT CAR RENTAL LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: EARBEAT CAR RENTAL LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 10/4/2023. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS EARBEAT CAR RENTAL LLC 10927 174TH STREET, JAMAICA, NY, 11433. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

11434

BEL'S FIRST RING ENTERPRISE, LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: BEL'S FIRST RING ENTERPRISE, LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 2/29/2024. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST

IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS TREVON BELONY 134-47 166TH PLACE #9H, JAMAICA, NY, 11434. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

11436

LOVEBOUND PAGES, LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: LOVEBOUND PAGES, LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 2/2/2024. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS SASHA FOUNTAIN 119-22 145TH STREET, JAMAICA, NY, 11436. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

12207

LIC EDC LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: LIC EDC LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 2/8/2024. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS ZENBUSINESS INC. 41 STATE STREET, SUITE 112 ALBANY, NY, 12207. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

A SQUARED PRODUCTIONS LLC

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IT'S IN QUEENS

The Ides of March are a rough time in certain Shakespeare plays, but it's a great time to enjoy Queens. Upcoming fun includes a brutal comedy, cardboard explosion, diva energy, sheep-counting, famous borough people, and bunny photos.

The Revolutionists **Friday, March 15**

Titan Theatre Company presents this Lauren Gunderson comedy about four women during the French Revolution's Reign of Terror (1793-1794). Playwright Olympe De Gouge, assassin Charlotte Corday, former queen Marie Antoinette, and Haitian rebel Marianne Angelle murder, lose their heads, and try to beat back insanity. The 7:30 pm shows are on March 15, 16, 21, 22, and 23. The 3 pm shows are on March 17 and 24.

Queens Theatre, 14 United Nations Ave. S., Flushing Meadows Corona Park

Teen Mixer **Friday, March 15, 6 p.m.**

The Queens Teens Institute Leadership Cohort hosts this party whose theme is Enchanted Spring Homecoming. Walk down a red carpet for an evening of 1990s nostalgia with music, dance, snacks, art-making workshops, a photo booth, and tours led by teens.

Queens Museum, NYC Building, Flushing Meadows Corona Park

Giselle Loves Mambo **Friday, March 15, 7 p.m.**

In this play, Giselle's dance partner gets injured the day before a big competition. Her boyfriend, Manuel, agrees to fill in, but then he gets stage fright.

The Secret Theatre, 38-02 61st St., Woodside

Photo with Bunny **Friday, March 15**

Visit the Easter Bunny and take some photos. The Bunny's schedule is March 15, 2 pm to 7 pm; March 16, 11 am to 7 pm; March 17, noon to 6 pm; March 18 to March 23, 11 am to 7 pm; March 24, noon to 6 pm; March 25 to March 30, 11 am to 7 pm. Special experiences include Bunny Cares on March 17 from 10:30 am to noon, and Pet Nights on March 18 at 4 pm.

The Shops at Atlas Park, 80-00 Cooper Ave., Glendale

Cardboard Explosion **Saturday, March 16, 1 p.m.**

With help from the audience, master puppeteer Brad Shur transforms simple cardboard shapes into elaborate puppet characters and brings them to life. In this interactive, family-friendly show,

audience members choose their adventures, build their heroes, and outsmart dragons. Workshop at 1 pm; show at 2:15 pm.

Flushing Town Hall, 137-35 Northern Blvd.

Queens World Film Festival Pot Luck Party **Saturday, March 16, 7 p.m.**

Meet Queens World Film Festival filmmakers, find out about this year's schedule, participate in a pot luck, and network.

The Local NY, 13-02 44th Ave., Long Island City

The Glam Revue **Saturday, March 16, 9 p.m.**

A campy night of drag performances celebrating the powerful impact of divine diva energy.

Culture Lab LIC, 5-25 46th Ave., Long Island City

Queens Name Explorer Edit-a-Thon **Saturday, March 16, 11 a.m.**

Join Wikimedia NYC, OpenStreetMap US, Urban Archive, and the Queens Memory Project for an edit-a-thon focused on raising awareness of prominent people from Queens.

Queensbridge Tech Lab, 10-43 41 Ave., Long Island City

Counting Sheep **Saturday, March 16, 1 p.m.**

Hands-on History is a free activity on the first and third Saturday of every month. In Rufus King's time, sheep were mainly used for their wool, not their meat. King had 26 sheep, original wool carders, a loom, and a spinning wheel to make clothing and blankets. On March 16, participants use recycled packing peanuts to create sheep puppets.

King Manor Museum, 150-03 Jamaica Ave.

Rough Draft Festival 2024 **Saturday, March 16**

This multi-day event features playwright readings at various times on various dates.

LaGuardia Performing Arts Center, 31-10 Thomson Ave., Long Island City

Lisa Lapinski: Miss Swiss Book Tour **Saturday, March 16, 2 p.m.**

Artist Lisa Lapinski and publication contributors Bruce Hainely and Kyle Dancewicz chat on this last stop on Lapinski's spring book tour.

SculptureCenter, 44-19 Purves St., Long Island City

Malevo **Sunday, March 17, 3 p.m.**

Direct from Argentina, this all-male group elevates Malambo traditions with urban percussion,



With help from the audience, master puppeteer Brad Shur transforms simple cardboard shapes into elaborate puppet characters and brings them to life at Flushing Town Hall.

Photo via QEDC



With about 200 works from private and public collections, this retrospective at the Noguchi Museum traces the evolution of Toshiko Takaezu's practice and reframes her as one of the most compelling and conceptually innovative American artists of the last century.

Photo via QEDC

dance, strength, dexterity, and agility with elements of Flamenco, Tango and Irish stepdance. *Queensborough Performing Arts Center, 222-05 56th Ave., Bayside*

Orchestra of St. Luke's **Sunday, March 17, 2 p.m.**

Valerie Coleman's Portraits of Josephine is a wind quintet honoring Josephine Baker. Playwright Kirya Traber joins Orchestra of St. Luke's, melding her narrative with Coleman's musical memoir. From Baker's vaudeville start in St. Louis to her Folies Bergère in Paris, experience her impact on culture and social justice.

Flushing Town Hall, 137-35 Northern Blvd.

Famous People of Queens **Sunday, March 17, 1:30 p.m.**

Author Rob MacKay presents a lecture on his latest Arcading Publishing book about famous people from the borough.

Voelker Orth Museum, 149-19 38th Ave., Flushing

Toshiko Takaezu: Worlds Within **Wednesday, March 20**

With about 200 works from private and public collections, this retrospective traces the evolution

of Takaezu's practice and reframes her as one of the most compelling and conceptually innovative American artists of the last century. Items include videos, programs, and an interactive installation. *The Noguchi Museum, 09-01 33rd Rd., Long Island City*

Stacy Grossfield: Metamorphosis **Wednesday, March 20**

The Chocolate Factory Theater continues its Spring 2024 season with the premiere of metamorphosis 2, a new dance performance by Stacy Grossfield that's a blunt, graphic, macabre, and vulnerable dissection of female pain. Shows are Wednesdays and Fridays at 7 pm and Thursdays and Saturdays at 7 pm and 9 pm.

The Chocolate Factory Theater, 38-33 24th St., Long Island City

Language City: The Fight to Preserve Endangered Mother Tongues in New York **Thursday, March 21, 6 p.m.**

Endangered Language Alliance Co-director Ross Perlin discusses his new book on languages via the Queens Public Library zoom. The book presents a portrait of the Big Apple's linguistic diversity, the impact of immigration, and the challenges preserving indigenous and endangered languages.



Catch Malevo, an all-male group that elevates Malambo traditions with urban percussion, dance, strength, dexterity and agility, at the Queensborough Performing Arts Center.

Photo via QEDC

Brooklyn judge throws out case against Floyd Bennett Field shelter

Continued from page 1

neighborhoods “speculative.”

“Petitioners have failed to offer any support for the proposition that the placement of a maximum of 2,000 migrant asylum seekers at Floyd Bennett Field will have any measurable impact upon the provision of vital services to the surrounding areas or could otherwise interfere with the evacuation plan for the Rockaways.”

Ariola and the other petitioners also argued that the use of the site as a migrant shelter was adverse to the legally allowed uses of Floyd Bennett Field, another argument shot down by the court.

In his decision, Sweeney said they had no standing to raise claims that the migrant shelter would negatively affect the environment around Floyd Bennett or that the shelter violates zoning laws.

Williams, a Democrat, and Ariola, a Republican, both expressed their displeasure with the ruling on Wednesday.

“We are extremely disappointed to learn of Judge Sweeney’s decision to dismiss our case in the Floyd Bennett Field lawsuit,” said Ariola. “We will continue to do what we can to push for an immediate closure of the tent complex at Floyd Bennett Field.”

Williams went as far as to call the ruling a “disgrace.”

“I am appalled by Judge Sweeney’s decision to dismiss our case, and disgusted to learn that he did so without notifying either party or the public,” said Williams.

“We would love to know why he feels it is prudent to place 2,000 human beings in a flood zone in the middle of a National Recreation Area,” she added. “This is a disgrace and an insult to every tax paying citizen whom resides in the area around Floyd Bennett Field, and a disservice to the people who are being forced to live in this compound.”



Kings County Supreme Court, Civil Term Judge Peter Sweeney (right) ruled in a 35-page decision on Wednesday dismissing an attempt from Queens and Brooklyn lawmakers to get a migrant shelter at Floyd Bennett Field shut down.

Eagle file photo

Ariola further told the Eagle that there may be more litigation against the shelter to come.

“We still need to reconvene with our counsel and discuss on our path forward,” said Ariola. “An appeal is not out of the question, but we have not yet decided on how we want to proceed.”

City Hall, on the other hand, applauded the ruling, which will allow them to maintain the tent shelter at Floyd Bennett Field as the migrant crisis continues.

“New York City continues to lead the nation in handling this national humanitarian crisis,

with more than 60 percent of the nearly 183,000 migrants that have come through our intake system since the spring of 2022 taking the next step in their journey,” a spokesperson said.

“But, as we have said repeatedly, with 218 emergency sites and hundreds of new arrivals coming to New York City every day, we are simply out of good options,” they added. “Floyd Bennett Field has been one tool in our very limited toolbox for sheltering hundreds of migrant families with children every night, and this ruling ensures they will not have to re-

locate. We continue to advocate for additional support from our state and federal partners and ask our elected partners to join us.”

The case was first brought in September, and went through some fluctuations before it was finally ruled on.

Initially, the petitioners brought the case in Staten Island’s courts, then upon request of the city’s lawyers, the case was moved to federal court in October.

The attorneys said that the injunction cited federal law, while the petitioners called the move a delaying tactic.

The case eventually made it to Brooklyn, where Floyd Bennett Field resides, a move the petitioners said was to get the best outcome for the city.

“What we’ve seen from the start of our suit has been a series of delaying tactics from city and state lawyers,” Ariola said on Thursday. “They bounced us from court to court, buying time and burning through tax dollars until they finally landed in a place where they would have the greatest advantage.”

The governor’s office did not respond to the Eagle’s request for a response to the ruling on Thursday.

Beyond the lawsuit, the shelter has seen a few other moments of controversy.

When the shelter first opened in November, several of the first families to arrive almost immediately got back onto the bus that had taken them to the remote location and requested to be taken to a shelter elsewhere.

Additionally, THE CITY reported that in December, several families staying at the shelter attempted to leave after a strong storm appeared to shake the tent structure holding the nearly 2,000 migrants.

About a month later, all families staying at the shelter were evacuated ahead of a powerful January storm.

BEHIND THE BENCH

Civil Court Judge Sandra Muñoz went from in front of the bench to behind it

By Ryan Schwach
Queens Daily Eagle

Lifelong Queens resident Sandra Muñoz was elected last November to Civil Court – now the active community member is adjusting to being behind the bench.

Muñoz, who has lived the last five decades in Elmhurst, is currently seated in Brooklyn Family Court, where she is needed, she said.

She was elected to the 2nd Municipal District, which covers a large portion of Western and Central Queens, including neighborhoods like Sunnyside, Woodside, Jackson Heights, Corona, Elmhurst, East Elmhurst, Maspeth, Rego Park and Forest Hills.

She was approved by the New York City Bar Association and given the blessing of the Queens Democratic Party.

“Being nominated was amazing,” she said.

Muñoz ran unopposed but she said that it “didn’t stop me from going out in the community meeting the people.”

“I was out there campaigning so that the communities that don’t know me and the people that don’t know me, would get to know me,” she said.

Prior to her election, Muñoz was a practicing attorney who worked in family and matrimonial law.

She was a member of the borough’s 18-B panel, or a panel of attorneys who are assigned to work with indigent or children clients. Muñoz

is also a former president of the Latino Lawyers Association of Queens.

She also spent time with community groups, as well as her local community board.

Now, she is getting accustomed to the new role after her years on the other side of the bench.

“I have a new appreciation for the bench,” she said. “As a practicing attorney, you really don’t know what’s going on from a judge’s perspective.”

Although, she says she is getting comfortable in judge’s robes.

“It’s a new role so it has its challenges but honestly, I feel like it was very smooth,” she said. “It was very smooth sitting in a courtroom that I’m very familiar with.”

Muñoz says she is now able to use the mentality she had when working for the community.

“I just want to be there for them,” she said. “I want to be able to help my community and ever since I was a little kid, I was like that, I was always helping out.”

“Now, as a judge, I want to make sure that everyone is heard,” she added. “Everyone has a fair opportunity to present their case, and that whatever decisions I render are impartial and just.”

Though she hasn’t been on the bench long, Muñoz said she has no doubt about where she sees herself in the future.

“I want to continue to do this work for as long as I can do it,” she said.



Newly elected Judge Sandra Muñoz (center).

Photo courtesy of Munoz