

QUEENS TODAY

APRIL 19, 2024

QUEENS DISTRICT ATTORNEY MELINDA KATZ said on Thursday that Queens man Brian Rodriguez has been indicted on charges of burglary, grand larceny and other crimes for illegally occupying a single-family home in Flushing and renting out rooms to others. When the homeowner regained access to the property and changed the locks, the defendant allegedly forced himself back inside the home and claimed that he was a legal tenant, despite having no proof. Rodriguez, 35, of 161st Street in East Flushing, was arraigned Thursday on a five-count indictment. He faces up to 15 years in prison if convicted. "Criminal charges will be pursued when you unlawfully occupy someone else's home," Katz said. "You cannot just enter a home and claim you have a right to stay. You cannot first enter a home without permission, then stay without permission and later claim vested rights simply because the legitimate owner is unaware or has been unable to remove you for 30 days. The defendant in this case is alleged to have entered and stayed in this home unlawfully. He has now been charged with burglary and grand larceny."

A MAN WAS PUNCHED DURING AN argument on a subway platform at a Jamaica Hills station last Friday, PIX 11 reports. The 37-year-old victim was on a northbound F train platform at the 169th Street station, when he got into an argument with another man around 3:30 a.m. The suspect he was arguing with then punched the 37-year-old twice in the face, police say. No arrests have been made.

A DECAPITATED BODY FOUND IN Jamaica Bay last week is believed to be the result of suicide, amNY reports. NYPD Chief of Detectives Joseph Kenny said cameras spotted a man walking onto the nearby Cross Bay Bridge, where a green rope was found tied to railing. "We have a male walking by himself wearing black clothing, walks onto the bridge, and suddenly we don't see him anymore," Kenny said. "The body that we recovered is headless, but it's wearing the same clothes as the male that was walking on the bridge." The office of the Chief Medical Examiner has also deemed the incident to be a suicide.

THE METS HAVE SEEN A BIT OF A turn around this week, crawling out from the depths of below .500 and getting to a 10-8 record with a 9-1 win over the hot Pittsburgh Pirates on Wednesday. New addition Luis Severino had a solid outing, giving up one unearned run on five hits with four strikeouts. Starling Marte and Harrison Bader each hit home runs in the win, and right fielder Tyrone Taylor had two RBIs in his three-hit game.



Council calls on mayor to reverse Queens jail expansion

The parking garage and community center set to be attached to the Kew Gardens borough-based jail facility are currently under construction. In a letter this week, 15 councilmembers called on the mayor to reduce the planned expansion of the women's facility inside the yet-to-be-built jail.

By Jacob Kaye
Queens Daily Eagle

A group of over a dozen city councilmembers this week called on the Adams administration to reverse its decision to up the number of beds in Queens' yet-to-be-built borough-based jail facility.

Led by City Councilmember Sandy Nurse, who chairs the council's Committee on Criminal Justice, 15 women councilmembers demanded in a letter to Mayor Eric Adams that his administration "cancel plans to expand the number of beds for women and gender-expansive people in the proposed" borough-based jail in Queens, which will one day be located in Kew Gardens.

The Kew Gardens facility is one of four borough-based jail facilities in the five boroughs set to replace Rikers Island, which the city is currently mandated by law to close by 2027. However, the future of the closure plan and the plan to build the borough-based facilities has been called into doubt by the mayor, who says the city's jail population has grown too large to fit into the current plan. Adams and the City Council jointly last fall ordered the reformation of the commission called upon to craft the Rikers closure plan half a decade ago to potentially draft a new path toward the troubled jail complex's closure.

Originally, each of the borough-based jail facilities were planned to house 886 detainees,

totaling 3,300 beds. But with Rikers' population steadily increasing to over 6,200 detainees in the past two years under Adams, the mayor claims more space will be needed to house the city's detainees.

His administration recently announced that each of the borough-based jail facilities will see an increase in population, including the Kew Gardens facility, which is planned to be the centralized facility for women in custody.

Originally, the Queens jail was planned to have 125 beds for women and gender-expansive detainees – it will now be built with the capacity to hold 450 people.

But the councilmembers, which include

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Judicial Security Act makes it into final budget

Governor Kathy Hochul, who negotiated to include the Judicial Security Act in the state's budget.

File photo by Susan Watts/Office of Governor Kathy Hochul

By Jacob Kaye
Queens Daily Eagle

A bill that aims to increase safety protections for judges and court staff has officially been included in the state's tardy budget.

One of several budget bills to be introduced in the legislature late Wednesday evening included the Judicial Security Act, which would explicitly lay out the consequences of committing a number of crimes against judges, their staffers and family members.

The bill, which is carried by Assemblymember Charles Lavine and State Senator Brad Hoylman-Sigal, originally appeared as though it may not make it into the final fiscal document.

In January, Governor Kathy Hochul included the proposal in her executive budget proposal, but both the Assembly and Senate left it out of their respective budget responses – the Senate, in its response, said it would deal with the issue outside of budget negotiations.

But as budget negotiations dragged into their third week since the original deadline for its passage, the bill's inclusion became more of a certainty.

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Judicial Security Act to pass as part of state budget

Continued from page 1

Now, the bill is expected to be passed alongside the broader \$237 billion budget before the week is out.

"In New York and across the nation, members of the judiciary face significant threats from violent extremists who are hell-bent on disrupting the independence of our judicial system," Hochul said in a statement to the Eagle.

"I'm proud to have reached an agreement with the legislature to increase protections for members of the judiciary and their families, to ensure they can carry out their duties without fear of violence or harassment," she added.

Lavine celebrated the bill's passage as part of the budget in a statement to the Eagle.

"We are far too aware of the dangers facing our judiciary," Lavine said. "New York has now taken a substantial step towards protecting our judges. I am very gratified."

The bill enjoyed broad support among the Empire State's judiciary and among its legal community at large.

A number of bar associations came out in support of the bill's inclusion in the budget. Judges' associations also pushed for the bill's passage.

"I'm pretty happy that the Judicial Protection Act was included," Queens Supreme Court Justice Carmen Velasquez, who serves as the president of the Queens County Judges Association, told the Eagle on Thursday. "I'm hoping that it will allow judges to be more at ease with some of the situations that have been happening."

The Office of Court Administration did not respond to requests for comment on Thursday but previously endorsed the legislation.

"Our court leaders remain wholeheartedly supportive of efforts to enhance judicial security and fully support the governor's proposal



The state legislature and governor included the Judicial Security Act in the final state budget.
File photo by Matt H. Wade/Wikimedia Commons

and applaud the governor's and Legislature's sustained attention to this important issue," Al Baker, OCA's spokesperson, told the Eagle in January.

The bill's inclusion in the budget comes as attacks, both physical and verbal, against judges have more frequently made headlines.

In January, 30-year-old Deobra Redden jumped onto Judge Mary Kay Holthus in a Las Vegas courtroom as she prepared to sentence the man.

Holthus was injured in the attack by Redden, but not hospitalized.

The incident was captured on video and posted online, where it was viewed nearly 70 million times.

Though attacks as brazen as the one in Las Vegas are rare, they do happen. However, most aggression toward judges comes outside of the courtroom.

In October, Maryland Circuit Court Judge Andrew Wilkinson was shot in his driveway by 49-year-old Pedro Manuel Argote, who had just appeared before Wilkinson earlier in the day. The judge had given full custody of Argote's children during a divorce proceeding.

Wilkinson later died of his injuries.

In 2020, an angered attorney went to the home of a U.S. District Court judge in New Jersey and shot her husband and her son, who later died of the gunshot wounds.

The shooting prompted representatives

from the state to put forth federal legislation to make it a crime to publish addresses, phone numbers and other personal information of federal judges and their families online, similar to the legislation included in the budget.

The Judicial Security Act also comes as former President Donald Trump has made a number of disparaging remarks against federal Judge Juan Merchan, who is overseeing a case related to hush money payments allegedly ordered by Trump to be paid to porn actor Stormy Daniels, with whom he had reportedly had an affair.

The Judicial Security Act marks the first time the consequences of committing a number of crimes against judges have been codified in New York.

Under the bill, committing aggravated assault against a judge would be a class B felony and aggravated harassment of a judge, which could occur online, by telephone or mail, would be considered a class E felony.

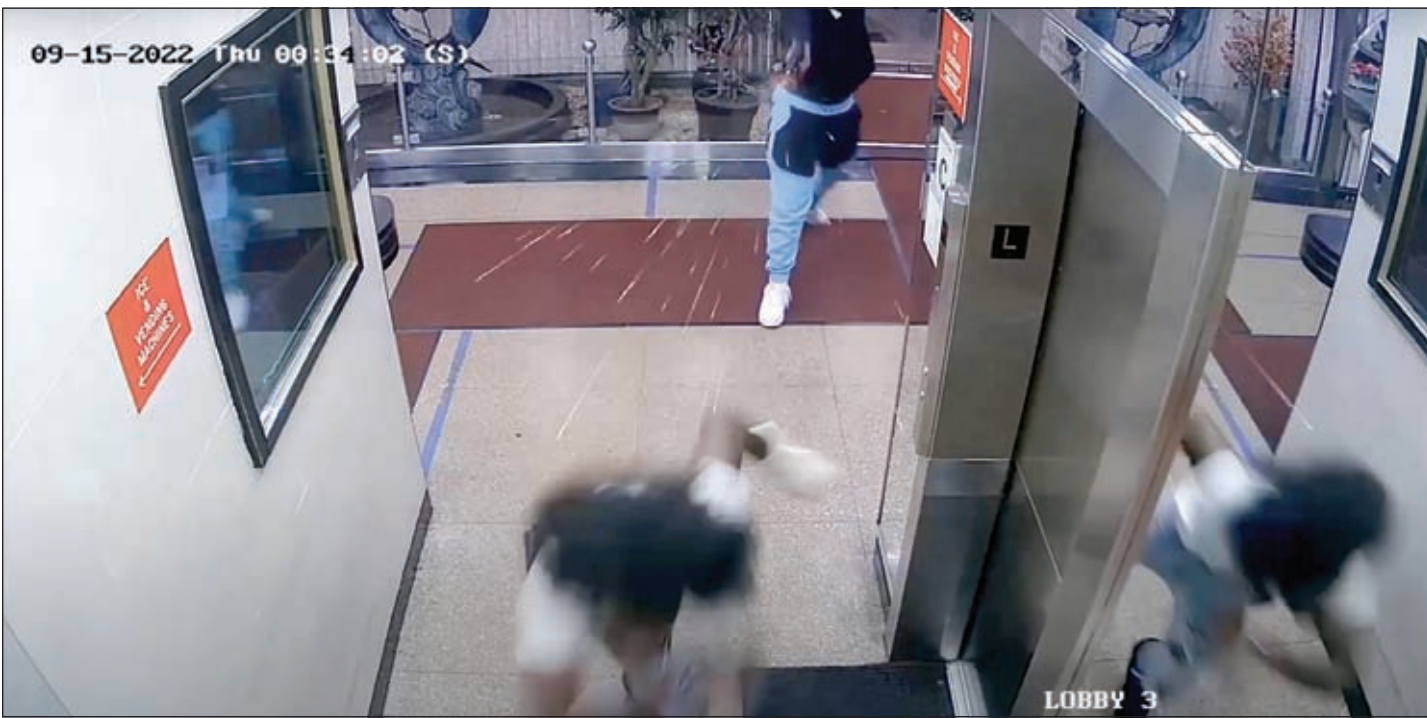
The bill would also restrict personal information of judges or their families from being posted publicly and would restrict people, businesses or other groups that are in possession of judges' personal information from sharing it.

The publishing of judges' information online sparked controversy in New York in 2021, when then-New York State Court Officers Association President Dennis Quirk published the addresses of two of then-Chief Judge Janet DiFiore's homes on social media. Quirk had posted the addresses in an effort to get his members to picket outside her homes in protest of the court's vaccine mandate.

Court officials suspended Quirk from his position as a court officer as a result of the postings. He was additionally charged with misconduct by the Unified Court System.

The fight between Quirk and DiFiore eventually led to the chief judge's ouster, which came in August 2022 amid a reported ethics investigation into DiFiore's alleged interference with a separate ethics investigation into Quirk's behavior.

Queens man sentenced for murder attempt at exotic motel



A man from Springfield Gardens was sentenced to 19 years in prison for a 2022 shooting at the Kew Motor Inn.

Screenshot via the Office of the Queens District Attorney

By **Ryan Schwach**
Queens Daily Eagle

A Queens man was sentenced to almost two decades in prison for the attempted murder of another man at the Kew Motor Inn, an exotic motel, in September 2022.

Leo Daley, a 23-year-old man from Springfield Gardens, was hit with a 19-year prison sentence with five years post release supervision by Justice Stephanie Zaro for shooting at two men at the Kew Gardens hotel around two years ago.

Daley was convicted by a jury in February following a nearly two-week trial of attempted murder in the second degree, assault in the first degree, attempted assault in the first degree, assault in the second degree, attempted assault in the second degree, two counts of criminal possession of a weapon in the second degree, and reckless endangerment in the first degree.

According to the charges and trial testimony,

on Sept. 15, 2022, at approximately 12:30 a.m., Daley walked into the lobby of the Kew Motor Inn, located at 139-01 Grand Central Pkwy. in Kew Gardens Hills, and entered the adjacent bar.

Seconds later, Daley walked back into the lobby, and pulled up a facemask to cover his mouth and nose.

Around that time, 25-year-old Terrell Chery walked out of the bar and to the elevator bank in the motel, and was waiting there when the masked Daley approached and fired at least two shots from close range, striking Chery in the left buttock and piercing his rectum.

Daley then pivoted and fired multiple shots at 24-year-old Mylord Williams, who had been standing just by the bar door. Williams ran, escaping without getting shot.

Video surveillance footage shows Daley and Chery seemingly exchanging words before Daley pulled out the gun.

The hotel's surveillance footage shows other people in the lobby ducking for cover and hiding when Daley began shooting.

Daley had been on parole supervision since April 2022 and regularly attended required meetings.

Following the shooting, he stopped attending the meetings and fled to New Jersey, where he was located and extradited to New York in November 2022.

Chery required an ileostomy, a surgical procedure that creates an opening outside the body to divert the small intestine, and suffered other complications as a result of the gunshot wound.

"We are thankful we did not see the mass casualties that could have resulted from the defendant opening fire in a motel lobby," said Queens District Attorney Melinda Katz. "It is because of brazen violence like this that we must do all in our power to get illegal guns and the criminals who use them off our streets."

PUBLISHERS:

Michael Nussbaum **J.D. Hasty**

Michael@queenspublicmedia.com Jdh@queenspublicmedia.com

MANAGING EDITOR

Jacob Kaye

Jacobk@queenspublicmedia.com

COURTHOUSE EDITOR

Rob Abruzzese

Rabruzzo@brooklyneagle.com

REPORTER

Ryan Schwach

Ryans@queenspublicmedia.com

LEGAL ADVERTISING MANAGER

Gina Osnovich

Legals@queenspublicmedia.com

SALES ASSOCIATE

Nadia Hack

Nadia@queenspublicmedia.com

INTERN

Lauren Berardi

Lauren@queenspublicmedia.com

QUEENS
Daily Eagle

Is published daily except Saturdays, Sundays and Federal Holidays by Queens Public Media, 8900 Sutphin Blvd., Lower Suite, LL11, Jamaica, Queens, NY 11435. Subscription price is \$130 per year, \$65 for six months. Periodicals Postage paid at Brooklyn, NY. POSTMASTER: Send address changes to the Daily Eagle, Circulation Office, 195 Montague Street, Suite 1414, Brooklyn, NY 11201. Tel: 718-422-7402 Legal Advertising. 718-422-7409 Editorial.

Level 1 incidents in migrant waiting rooms detail fights, freezing and frustrations

By Gwynne Hogan
THE CITY

A fight over food, another over the use of a folding chair. Dozens of people rushing a closed waiting-room entrance trying to get out of the rain. People passing out while waiting in line, or getting sent to the hospital after collapsing to the ground shivering from cold.

THE CITY reviewed dozens of internal reports obtained through a Freedom of Information Law request chronicling the most serious incidents that occurred at the city's two main waiting rooms for adult migrants — the daytime one called St. Brigid's in a former Catholic school in the East Village, and the overnight one called Bathgate, in Claremont in the Bronx.

The 73 reports span early December to mid-March, a period when the city saw an unprecedented collapse in its decades old "right to shelter" protections, as a surge of migrants entered shelters and the city set strict 30-day limits on their stays. Around 35,000 adults passed through these waiting rooms, in some cases seeking another shelter cot, a wait that at times took more than two weeks, for another 30-day shelter stay.

The incidents described are all dubbed "Level 1," the most serious, and could include, weapons, violence or threats, injuries where someone was taken to the hospital, or cases where 911 was called, according to internal Office of Emergency Management guidance.

Many of the documents detail incidents like stolen phones and fights that could have happened at any of the city's hundreds of shelters.

But around two dozen incidents point to unique issues in the ad-hoc and ever-changing separate system for migrants, in which people wait days or weeks with limited access to food and no showers for a new shelter placement.

One particularly stark case took place on the rainy evening of Dec. 28, at Bathgate. The site had reached capacity, with 351 people inside, just before 9 p.m., when staff started telling people waiting outside to go to two other overflow waiting rooms, one an hour away on public transit and the other nearly twice as far.

Dozens of people tried to force their way into the building anyway, "punching and kicking external doors/window and overwhelming site security capabilities," the report reads. Staff on site called police to help them regain control of the situation.

That same night, a second fight broke out just before midnight when someone else tried to get in out of the rain and was turned away.

"Site Manager attempted to deescalate the situation by acknowledging the inconvenience of going to another site so late in the evening and explained his options again," the report reads. "Guest became irate and began punching/kicking the entry way walls and window, verbally threatening staff, and attempted to encourage other guests in the immediate area to push their way through security."

Zach Iscol, the head of the Office of Emergency Management which oversees the two waiting rooms, said serious incidents have been rela-



Dozens of migrants waited in the cold outside the St. Brigid re-ticketing site in the East Village, Nov. 28, 2023.
Credit: Gwynne Hogan/THE CITY

tively rare.

"The stress, the languages, the different populations, the mental health, you would think that we would have a lot more issues at these sites than we have," he said. "That's in part a credit to many of the people in our care, but it's also a huge credit to the staff that's working at these sites."

'Basic Human Necessities'

On New Year's Day at Bathgate, a fight broke out over a stolen blanket, according to another incident report. On Feb. 16 someone passed out on line while waiting to get indoors just after 9 p.m. Two days later, a fight broke out over a folding chair.

Outside St. Brigid's, in late December into early January, lines of hundreds of migrants would form in the frigid early morning hours waiting to get in. The internal reports showed three fights broke out over disputes among people waiting in line, one of which reported on by the New York Post. On Feb. 15 a scuffle erupted inside the facility over food.

THE CITY previously reported that overnight waiting rooms had initially been offering limited food at the waiting rooms, tuna and crackers at the overnight waiting room, while the daytime facility offered a snack that included a roll, a hard-boiled egg and a piece of fruit. Both daytime and overnight waiting rooms now provide two meals each day, an OEM spokesperson confirmed.

"They engaged in an argument over food. The unidentified guest punched in the chest/neck area with a closed fist. The fight was broken up by other guests, at which time the unidentified guest ran out of the facility," the report reads.

On March 19, shortly after the waiting room opened for the morning, a man was rushed to the hospital after collapsing on the ground shaking while saying he was cold, a report shows.

Mammad Mahmoodi, the cofounder of the

volunteer group EVLoves NYC, which has provided meals and other essentials like hand warmers and sleeping bags to those waiting outside St. Brigid's, said the internal incident reports confirm what he'd seen in person.

"The city did not want to provide the absolute basic human necessities to these folks," Mahmoodi said. "The fact that there are fights over a folding chair meant that if someone overnight would sit on a chair or would stand in a corner, literally. Or the fact that there were fights over blankets, that they would literally be freezing."

Still, Mahmoodi said, what was remarkable is not the incidents detailed in the city's internal reports but how often migrants sorted issues out themselves under difficult conditions.

"What's the most shocking is that even though all these folks were in absolute survival mode, how civil and gentle and nice they were about that," Mahmoodi said.

Many migrants passing through the waiting rooms described harrowing experiences, saying they dread what might be in store when they show up to St. Brigid's.

"If I spend less than two days, that's good. If it's more than two days, it's going to be another headache," said Alpha Amadou in French, a 31-year-old migrant from Guinea, whose time is set to run out April 17.

He's already waited for shelter several times, since the city implemented strict 30-day limits on shelter stays for adults with no children last fall. In January, he waited 16 days for a cot. A month later, he waited 11 days. During that time, he regularly saw fights break out and people on edge.

"There were so many people, and so little food," he said in French, reached on the phone Thursday. Some nights he spent on the floor of waiting rooms, others he spent on the train.

"It wasn't easy, I can't lie, especially with the cold," he said.

The reports not only show the dire conditions faced by migrants passing through the city's waiting rooms, but also the untenable situation staff working at the sites confronted, trying to maintain order among thousands of exhausted and hungry people.

Iscol, the OEM Commissioner, said over the city had worked over the past several months to improve conditions at the waiting rooms, including by letting people in when long lines formed outside, and calling people with shelter placements so they didn't feel like they had to come to a waiting room every day hoping for a new short-term shelter placement.

"We are a city that is doing everything we can up against one of the largest humanitarian crises to reach our shores with very little help from the federal government and the state," Iscol said. "Nobody here in the city is happy saying 'let's make people wait.' We are out of space."

'Extenuating Circumstances'

The look behind the scenes at the two main waiting rooms for adult migrants comes at a transitional moment, as the city is about to phase out the current system for seeking 30-day shelter stays, according to terms of an agreement in mid-March the city reached with the Coalition for the Homeless and the Legal Aid Society about its obligations under the city's unique right-to-shelter protections, which Mayor Eric Adams had previously argued wasn't sustainable with migrants arriving in such large numbers.

The March settlement required the city to reduce the backlog of people waiting for shelter beds and to improve conditions at overnight waiting rooms, namely by providing showers on site and at least two meals per day at each location.

At the same time, the settlement now limits adult migrants over the age of 21 to just one 30-day stay, except in "extenuating circumstances." (Young adults under the age of 21 will now get one 60-day stay.)

People with nowhere to go as their time runs out can apply for an extension to their shelter stay, though it's still unclear how exactly migrants can prove they're deserving an extension or how willing the city will be to grant them as that system is expected to kick in later this month.

Earlier this month, the city had shut down the overnight Bathgate waiting room, directing those with nowhere to go overnight to a church in Crown Heights, according to signs posted at St. Brigid last week. But the city blew an April 8 deadline to eliminate the waitlist for shelter, Gothamist reported, and as of Tuesday, migrants waiting for a 30-day shelter cot still had to spend the night in overnight waiting rooms without cots.

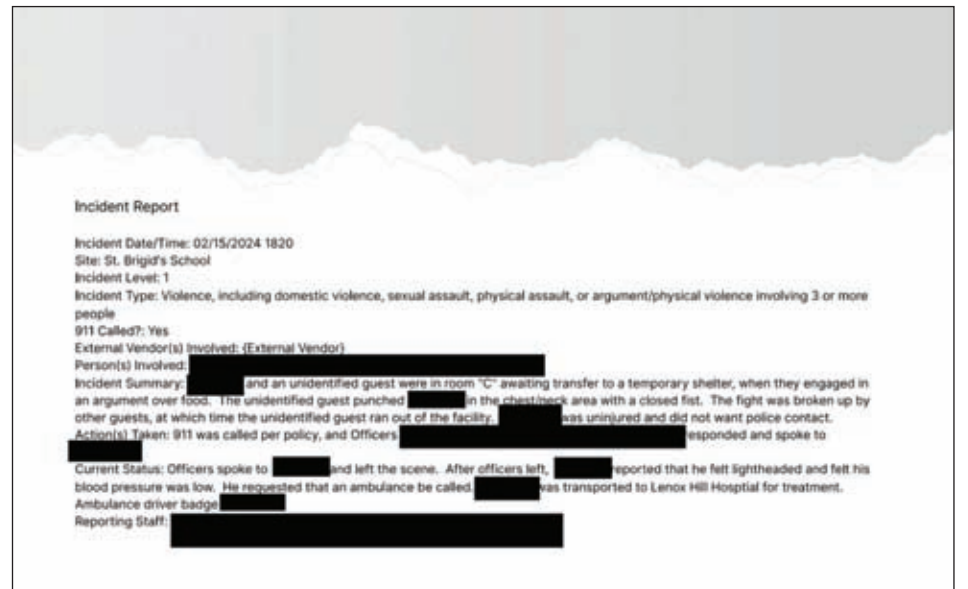
There are signs of improvement; the waitlist for cots has dramatically decreased in recent months. And on Tuesday, Molly Schaeffer, the Director of Asylum Seeker Operations testified before the Council the average wait for a shelter placement was now down to under 24 hours.

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



Migrants take shelter in the Bathgate waiting room in the Bronx, Dec. 11, 2023.

Credit: Gwynne Hogan/THE CITY



An incident report documented an altercation at the St. Brigid migrant re-ticketing site.

Credit: r.kathesi/Shutterstock, Report via Freedom of Information Request

Removing PFAS From Public Drinking Water Systems Will Take Billions and Time, but Here Are Some Steps You Can Take at Home

By **Kyle Doudrick**
The Conversation

Chemists invented PFAS in the 1930s to make life easier: Nonstick pans, waterproof clothing, grease-resistant food packaging and stain-resistant carpet were all made possible by PFAS. But in recent years, the growing number of health risks found to be connected to these chemicals has become increasingly alarming.

PFAS — perfluoroalkyl and polyfluoroalkyl substances — are now either suspected or known to contribute to thyroid disease, elevated cholesterol, liver damage and cancer, among other health issues.

They can be found in the blood of most Americans and in many drinking water systems, which is why the Environmental Protection Agency in April 2024 finalized the first enforceable federal limits for six types of PFAS in drinking water systems. The limits — between 4 and 10 parts per trillion for PFOS, PFOA, PFHxS, PFNA and GenX — are less than a drop of water in a thousand Olympic-sized swimming pools, which speaks to the chemicals' toxicity. The sixth type, PFBS, is regulated as a mixture using what's known as a hazard index.

Meeting these new limits won't be easy or cheap. And there's another problem: While PFAS can be filtered out of water, these "forever chemicals" are hard to destroy.

My team at the University of Notre Dame works on solving problems involving contaminants in water systems, including PFAS. We explore new technologies to remove PFAS from drinking water and to handle the PFAS waste. Here's a glimpse of the magnitude of the challenge and ways you can reduce PFAS in your own drinking water:

Removing PFAS will cost billions per year

Every five years, the EPA is required to choose 30 unregulated contaminants to monitor in public drinking water systems. Right now, 29 of those 30 contaminants are PFAS. The tests provide a sense of just how widespread PFAS are in water systems and where.

The EPA has taken over 22,500 samples from about 3,800 of the 154,000 public drinking water systems in the U.S. In 22% of those water systems, its testing



Stephanie Stoll starts a pump as part of an experiment studying the removal of PFAS from water samples, Wednesday, April 10, 2024, at a U.S. Environmental Protection Agency lab in Cincinnati. AP Photo/Joshua A. Bickel

found at least one of the six newly regulated PFAS, and about 16% of the systems exceeded the new standards. East Coast states had the largest percentage of systems with PFAS levels exceeding the new standards in EPA tests conducted so far.

Under the new EPA rules, public water systems have until 2027 to complete monitoring for PFAS and provide publicly available data. If they find PFAS at concentrations that exceed the new limits, then they must install a treatment system by 2029.

How much that will cost public water systems, and ultimately their customers, is still a big unknown, but it won't be cheap.

The EPA estimated the cost to the nation's public drinking water systems to comply with the new rules at about \$1.5 billion per year. But other estimates suggest the total costs of testing and cleaning up PFAS contamination will be much higher. The American Water Works Association put the cost at over \$3.8 billion per year for PFOS and PFOA alone.

There are more than 5,000 chemicals that are considered PFAS, yet only a few have been studied for their toxicity, and even fewer tested for in drinking water.

The United States Geological Survey estimates that nearly half of all tap water is contaminated with PFAS.

Some money for testing and cleanup will come from the federal government. Other funds will come from 3M and DuPont, the leading makers of PFAS. The 3M company agreed in a settlement to pay between \$10.5 billion to \$12.5 billion to help reimburse public water systems for some of their PFAS testing and treatment. But public water systems will still bear additional costs, and those costs will be passed on to residents.

Next problem: Disposing of 'forever chemicals'

Another big question is how to dispose of the captured PFAS once they have been filtered out.

Landfills are being considered, but that just pushes the problem to the next generation. PFAS are known as "forever chemicals" for a reason — they are incredibly resilient and don't break down naturally, so they are hard to destroy.

Studies have shown that PFAS can be broken down with energy-intensive technologies. But this comes with steep costs. Incinerators must reach over 1,800 degrees Fahrenheit (1,000 Celsius) to destroy PFAS, and the possibility of creating potentially harmful byproducts is not yet well understood. Other suggested techniques, such as supercritical water oxidation or plasma reactors, have the same drawbacks.

So who is responsible for managing PFAS waste? Ultimately the responsibility will likely fall on public drinking water systems, but the EPA has no waste regulations for PFAS.

Steps to protect your home from PFAS

Your first instinct might be to use bottled water to try to avoid PFAS exposures, but a recent study found that even bottled water can contain these chemicals. And bottled water is regulated by a different federal agency, the Food and Drug Administration, which has no standards for PFAS.

Your best option is to rely on the same technologies that treatment facilities will be using:

Activated carbon is similar to charcoal. Like a sponge, it will capture the PFAS, removing it from the water. This is the same technology in refrigerator filters and in some water pitcher filters, like Brita or PUR. Note that many refrigerator manufacturers' filters are not certified for PFAS, so don't assume they will remove PFAS to safe levels.

Ion exchange resin is the same technology found in many home water softeners. Like activated carbon, it captures PFAS from the water, and you can find this technology in many pitcher filter products. If you opt for a whole-house treatment system, which a plumber can attach where the water enters the house, ion exchange resin is probably the best choice. But it is expensive.

Reverse osmosis is a membrane technology that only allows water and select compounds to pass through the membrane, while PFAS are blocked. This is commonly installed at the kitchen sink and has been found to be very effective at removing most PFAS in water. It is not practical for whole-house treatment, but it is likely to remove a lot of other contaminants as well.

If you have a private well instead of a public drinking water system, that doesn't mean you're safe from PFAS exposure. Wisconsin's Department of Natural Resources estimates that 71% of shallow private wells in that state have some level of PFAS contamination. Using a certified laboratory to test well water for PFAS can run \$300-\$600 per sample, a cost barrier that will leave many private well owners in the dark.

For all the treatment options, make sure the device you choose is certified for PFAS by a reputable testing agency, and follow the recommended schedule for maintenance and filter replacement. Unfortunately, there is currently no safe way to dispose of the filters, so they go in the trash. No treatment option is perfect, and none is likely to remove all PFAS down to safe levels, but some treatment is better than none.

Kyle Doudrick is an associate professor of civil and environmental engineering and earth sciences at the University of Notre Dame.



Vials containing PFAS samples sit in a tray, Wednesday, April 10, 2024, at a U.S. Environmental Protection Agency lab in Cincinnati. The Environmental Protection Agency recently announced its first-ever limits for several common types of PFAS, the so-called "forever chemicals," in drinking water. AP Photo/Joshua A. Bickel



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2ND DEPARTMENT/PUBLIC LEGAL NOTICES

ACCOUNTING CITATION

SURROGATE'S COURT - QUEENS COUNTY FILE NO. 2017-4541 CITATION THE PEOPLE OF THE STATE OF NEW YORK, BY THE GRACE OF GOD FREE AND INDEPENDENT TO: LOIS MONROE-WARD; RHONDA YVETTE MONROE; TAMARA EILEEN WEEMS; CORRINE MONROE AS HEIR-AT-LAW OF CHARLOTTE AQUINDA MONROE, UNKNOWN HEIRS OF CHARLOTTE AQUINDA MONROE; MIRIAM MONROE; MICHAEL MONROE; MARC SCOLNICK, ESQ.; MARIE COLAS, INDIVIDUALLY AND ON BEHALF OF MICHAEL MONROE; ANDREW WRIGHT; JASPER SURETY; ZORIAN CPA; A PETITION AND AN ACCOUNT HAVING BEEN DULY FILED BY SHANEL MONROE AND TONYA STORY, WHOSE ADDRESSES ARE 1641 METROPOLITAN AVENUE, APT. 1A, BRONX, NY 10462 AND 119 EAST MADISON STREET, EASTON, PA 18042, RESPECTIVELY YOU ARE HEREBY CITED TO SHOW CAUSE BEFORE THE SURROGATE'S COURT, QUEENS COUNTY, AT 88-11 SUTPHIN BLVD. JAMAICA, NEW YORK, ON MAY 16TH 2024, AT 9:30 O'CLOCK IN THE FORENOON OF THAT DAY, WHY THE ACCOUNT OF SHANEL MONROE AND TONYA STORY, A SUMMARY OF WHICH HAS BEEN SERVED HEREWITH, AS ADMINISTRATORS, OF THE ESTATE OF JOEL MONROE SHOULD NOT BE JUDICIALLY SETTLED. WHY THE COMMISSIONS OF THE ADMINISTRATORS, TONYA STORY AND SHANEL MONROE, IN THE AMOUNT OF \$46,816.42, \$23,408.21 FOR EACH ADMINISTRATOR SHOULD NOT BE APPROVED; WHY THE CHARGE BY THE ESTATE TO THE SHARE OF DISTRIBUTE, MIRIAM MONROE, IN THE AMOUNT OF \$32,473.32 AS AND FOR USE AND OCCUPANCY, UTILITIES, TAXES AND INSURANCE FOR THE DECEDENT'S PREMISES FROM MARCH 15, 2020 THROUGH OCTOBER 15, 2020, SHOULD NOT BE APPROVED; WHY REIMBURSEMENTS TO: TONYA STORY IN THE AMOUNT OF \$11,238.13; MARIE COLAS IN THE AMOUNT OF \$2,000; ANDREW WRIGHT IN THE AMOUNT OF \$2,000; SHANEL MONROE IN THE AMOUNT OF \$5,600.00; ALL OF WHICH HAS BEEN PAID, SHOULD NOT BE APPROVED; WHY THE LEGAL FEE OF MARC SCOLNICK IN THE AMOUNT OF \$6,173.41, WHICH HAS BEEN PAID, SHOULD NOT BE APPROVED; WHY THE ACCOUNTANT FEE OF ZORIAN CPA IN THE AMOUNT OF \$3,500.00, WHICH HAS BEEN PAID, SHOULD NOT BE APPROVED; WHY THE LEGAL FEES OF LESTER KORINMAN KAMRAN AND MASINI PC IN THE AMOUNT OF \$3,800.93 OF WHICH \$53,800.93 HAS BEEN PAID AND \$10,000.00 IS UNPAID, SHOULD NOT BE APPROVED; WHY DISTRIBUTION OF A 1/8 SHARE OF THE PROCEEDS OF THE ESTATE DUE TO EACH OF THE SIX LIVING HEIRS-AT-LAW OF THE DECEDENT THAT ARE NOT UNDER DISABILITY SHOULD NOT BE MADE TO SHANEL MONROE, TONYA STORY, LOIS MONROE-WARD, RHONDA YVETTE MONROE, TAMARA EILEEN WEEMS, AND MIRIAM MONROE SHOULD NOT BE APPROVED; WHY DISTRIBUTION OF A 1/8 SHARE OF THE PROCEEDS OF THE ESTATE DUE TO THE HEIR-AT-LAW UNDER DISABILITY, MICHAEL MONROE, TO THE GUARDIAN AD LITEM APPOINTED FOR HIM SHOULD NOT BE APPROVED. WHY DISTRIBUTION TO THE COMPTROLLER OF THE STATE OF NEW YORK OF THE 1/8 SHARE OF THIS ESTATE ON BEHALF OF THE ESTATE OF CHARLOTTE AQUINDA MONROE SHOULD NOT BE APPROVED; WHY THE ADMINISTRATORS SHOULD NOT BE RELEASED AND THE SURETY DISCHARGED. DATED, ATTESTED AND SEALED, MARCH 14TH, 2024 HON. PETER J. KELLY SURROGATE JANET EDWARD TUCKER CHIEF CLERK NAME OF ATTORNEY: LESTER KORINMAN KAMRAN AND MASINI PC TEL NO. 516-357-9191 ADDRESS OF ATTORNEY: 600 OLD COUNTRY ROAD, SUITE 330, GARDEN CITY, NEW YORK 11530 [NOTE: THIS CITATION IS SERVED UPON YOU AS REQUIRED BY LAW. YOU ARE NOT REQUIRED TO APPEAR; HOWEVER, IF YOU FAIL TO APPEAR IT WILL BE ASSUMED YOU DO NOT OBJECT TO THE RELIEF REQUESTED. YOU HAVE A RIGHT TO HAVE AN ATTORNEY APPEAR FOR YOU, AND YOU OR YOUR ATTORNEY MAY REQUEST A COPY OF THE FULL ACCOUNT FROM THE PETITIONER OR PETITIONER'S ATTORNEY.]

#216632

LIQUOR LICENSE

NOTICE IS HEREBY GIVEN THAT A LICENSE, # NA-0524-24-03823 FOR BEER, WINE, LIQUOR AND CIDER HAS BEEN APPLIED FOR BY THE UNDERSIGNED TO SELL BEER, WINE, LIQUOR AND CIDER AT RETAIL IN A BAR/TAVERN UNDER THE ALCOHOLIC BEVERAGE CONTROL LAW AT THE PLACE \$ LLC DBA - THE PLACE BAR & GRILL 228-01 MERRICK BLVD, LAURELTON, NY 11413, FOR ON PREMISES CONSUMPTION.

#216687

NOTICE OF SALE

SUPREME COURT: QUEENS COUNTY. NYCTL 2017-A TRUST AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN FOR NYCTL 2017-A TRUST, PLTF. VS. TENISHA BLAIR, IF SHE BE LIVING, IF SHE BE DEAD, HER 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 TENISHA BLAIR, IF SHE BE DEAD, WHETHER BY PURCHASE, INHERITANCE, LIEN OR OTHERWISE, INCLUDING ANY RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, ALL OF WHO AND WHOSE NAMES AND PLACES OF RESIDENCE ARE UNKNOWN TO THE PLAINTIFFS, ET AL, DEFTS. INDEX #709983/2018. PURSUANT TO JUDGMENT OF FORECLOSURE AND SALE DATED DEC. 6, 2019, I WILL SELL AT PUBLIC AUCTION ON THE FRONT STEPS OF THE AT THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD, JAMAICA, NY ON MAY 17, 2024 AT 12:30 P.M. PREM. K/A BLOCK 16083, LOT 1. 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. NDUKWE DANIEL AGWU, REFEREE. LEVY & LEVY, ATTYS. FOR PLTF, 12 TULIP DR., GREAT NECK, NY. #101308

#216544

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS THE BANK OF NEW YORK MELLON FORMERLY KNOWN AS THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JP MORGAN CHASE BANK, AS TRUSTEE FOR CERTIFICATE-HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES, INC. ASSET BACKED CERTIFICATES, SERIES 2003-1, PLAINTIFF AGAINST DOREEN WHITE; HILDA ATKINSON; ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED DECEMBER 11, 2019 I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION AT THE STEPS OF QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON MAY 17, 2024 AT 11:45AM, PREMISES KNOWN AS 115-25 174TH STREET, 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 NY, BLOCK 12405 LOT 153. APPROXIMATE AMOUNT OF JUDGMENT \$168,120.95 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX# 724647/2021 FKA 34977/09. THE AUCTION WILL BE CONDUCTED PURSUANT TO THE COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTY ESTABLISHED BY THE ELEVENTH JUDICIAL DISTRICT. YVETTE V. DUDLEY, 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: MARCH 28, 2024 80180

#216595

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, PLAINTIFF -AGAINST- SH 168 LLC, ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DATED MARCH 18, 2024 AND ENTERED ON MARCH 20, 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 MAY 17, 2024 AT 11:15 A.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 5020 AND LOT 1201 ON THE QUEENS COUNTY TAX ASSESSMENT MAP SAID PREMISES KNOWN AS 142-28 38TH AVENUE, 1A, FLUSHING, NY 11354 APPROXIMATE AMOUNT OF LIEN \$439,647.30 PLUS INTEREST & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NUMBER 721750/2022. DOMINIC L. CHIARIELLO, ESQ., REFEREE BRONSTER, LLP ATTORNEY(S) FOR PLAINTIFF 156 WEST 56TH STREET, SUITE 703, NEW YORK, NY 10019

#216521

NOTICE OF SALE

SUPREME COURT: QUEENS COUNTY. ROSE ACCEPTANCE, INC., PLTF, V. MICHAEL MASTRONARDI AS TEMPORARY ADMINISTRATOR, ET AL, DEFTS. INDEX #709304/2019. PURSUANT TO JUDGMENT OF FORECLOSURE AND SALE ENTERED MAY 30, 2023, I WILL SELL AT PUBLIC AUCTION ON THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON MAY 17, 2024 AT 11:45 A.M. PREM. K/A 135-47 95TH STREET, OZONE PARK, NY 11417. (BLOCK 11514, LOT 31). APPROX AMT. OF JUDGMENT IS \$376,128.58 PLUS COSTS AND INTEREST. SOLD SUBJECT TO TERMS AND CONDITIONS OF FILED JUDGMENT AND TERMS OF SALE AND IN COMPLIANCE WITH THE FORECLOSURE AUCTION RULES FOR THE 11TH JUDICIAL DISTRICT AND THE COVID-19 HEALTH EMERGENCY RULES. WILLIAM T. DRISCOLL, ESQ. REFEREE. JEFFREY S. GREENE, P.C. ATTY'S FOR PLTF., 800 WESTCHESTER AVENUE 6th N307, RYE BROOK, NY 10573, (914) 686-5091.

#216214

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS REVERSE MORTGAGE FUNDING LLC, -AGAINST- MONICA JAMES, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON FEBRUARY 26, 2024, WHEREIN REVERSE MORTGAGE FUNDING LLC IS THE PLAINTIFF AND MONICA JAMES, 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 MAY 17, 2024 AT 11:30AM, PREMISES KNOWN AS 131-23 131ST STREET, JAMAICA, NY 11420; AND THE FOLLOWING TAX MAP IDENTIFICATION: 11776-1. 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 PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO: 718169/2021. HYONG SON HONG, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS COURSE, 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.

#216402

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS CITIMORTGAGE, INC. SBM CITIFINANCIAL MORTGAGE COMPANY, INC., PLAINTIFF AGAINST DEBBIE LYON A/K/A DEBBIE SAMUELS, DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED MARCH 11, 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 MAY 17, 2024 AT 11:15AM, PREMISES KNOWN AS 114-01 211TH STREET, CAMBRIA HEIGHTS, NY 11411. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE FOURTH WARD, BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK: 11030, LOT: 71. APPROXIMATE AMOUNT OF JUDGMENT \$264,467.40 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #705975/2017. 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://WWW2.NYCOUNTS.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. HETTIE POWELL, ESQ., REFEREE FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP 53 GIBSON STREET BAY SHORE, NY 11706 01-084101-F00 80136

#216596

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FREMONT HOME LOAN TRUST SERIES 2006-3, PLAINTIFF AGAINST DEBORAH A. CASE, ESQ. AS THE LIMITED ADMINISTRATOR TO THE ESTATE OF LEONARD JOHNSON; LEONARD JOHNSON A/K/A LEONARD JOHNSON III; ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED DECEMBER 20, 2023 I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION AT THE STEPS OF QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON MAY 17, 2024 AT 12:45PM, PREMISES KNOWN AS 142-32 174TH STREET, JAMAICA, NY 11434-4630. 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 12591 LOT 234. APPROXIMATE AMOUNT OF JUDGMENT \$922,342.78 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX# 727703/2021 FKA 10247/10. THE AUCTION WILL BE CONDUCTED PURSUANT TO THE COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTY ESTABLISHED BY THE ELEVENTH JUDICIAL DISTRICT. ERIC SUBIN, 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: APRIL 11, 2024 80304

#216817

Wall Street drifts to a mixed finish as yields tick higher

By Stan Choe
The Associated Press

U.S. stock indexes drifted to a mixed finish on Thursday in a quiet day of trading.

The S&P 500 fell 11.09 points, or 0.2%, to 5,011.12 after flipping between small gains and losses through the day. The drop was slight, but it was still enough to send the index to a fifth straight loss. That's its longest losing streak since October, and it's sitting 4.6% below its record set late last month.

The Dow Jones Industrial Average edged up by 22.07 points, or 0.1%, to 37,775.38, and the Nasdaq composite slipped 81.87, or 0.5%, to 15,601.50.

Equifax dropped 8.5% for one of the market's bigger losses after it reported weaker revenue for the latest quarter than analysts expected. High interest rates are pressuring its mortgage credit inquiry business.

The only stock to fall more in the S&P 500 was Las Vegas Sands, which sank 8.7% even though it reported better results than expected. Analysts said investors may be worried about competition the casino and resort company is facing in Macau.

Helping to offset those losses was Elevance Health, which climbed 3.2% after raising its profit forecast for the full year. Genuine Parts jumped 11.2% for the biggest gain in the S&P 500 after the distributor of automotive and industrial replacement parts reported stronger profit than analysts expected. It also raised its range for forecasted profits over the full year.

Stocks broadly have been struggling recently as yields in the bond market charge higher. They're cranking up the pressure because investors have largely given up on hopes that the Federal Reserve will deliver many cuts to interest rates this year.

Yields climbed a bit higher after more reports on Thursday showed the U.S. economy remains stronger than expected.

One report said fewer workers applied for unemployment benefits last week than economists expected. It's the latest sign that the job market remains solid despite high interest rates.

That resilience "continues to generate a solid flow of paychecks to keep fueling consumer demand," according to Carl Riccadonna, chief U.S. economist at BNP Paribas. His team is forecasting the U.S. economy grew at a faster rate in the first three months of the year than other economists generally.

Another report on Thursday said growth in manufac-

turing in the mid-Atlantic region accelerated sharply, when economists were expecting a contraction.

A third report said sales of previously occupied U.S. homes didn't fall by quite as much last month as economists expected.

Similar such data, along with a string of reports showing inflation has remained hotter than forecast this year, pushed top Fed officials to say recently they could hold interest rates high for a while.

It's a letdown after the Fed earlier had signaled three cuts to interest rates could be possible this year. But Fed officials have been adamant they want to be sure inflation is heading down toward their 2% target before lowering the Fed's main interest rate from its highest level since 2001.

Lower rates would juice the economy and financial markets, but they could also give inflation fuel to reaccelerate.

Traders are now forecasting just one or two cuts to rates this year, according to data from CME Group, down from expectations for six or more at the start of the year.

In the bond market, the yield on the 10-year Treasury rose to 4.63% from 4.59% late Wednesday. The two-year Treasury yield, which moves more closely with expectations for Fed action, rose to 4.98% from 4.94%.

The hoped-for upside on Wall Street of a strong economy that's keeping interest rates high is that it could also drive strong growth in profits. Companies will need to deliver such strength in order to justify the run stock prices have been on since late October, setting records along the way.

The recent drops for stock prices have made them look less expensive, but they won't look cheap unless either prices fall further or profits jump higher.

Alaska Air, the carrier that suffered a midflight blowout of a door plug on a Boeing aircraft in January, rose 4% after it projected better profits for the current quarter than analysts expected.

Ally Financial jumped 6.7% after reporting stronger earnings for the latest quarter than Wall Street had forecast.

Ibotta, a Walmart-backed digital company that offers customers cash-back rewards and rebates on grocery brands ranging from Nestle to Coca-Cola, soared 17.3% in its first day of trading.

In stock markets abroad, indexes rose modestly across much of Europe and Asia. South Korea's Kospi was a standout. It jumped 2% to help lead markets worldwide.

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Rookie Davis Eager to 'learn' on the Job

Liberty's first-round pick relishes two-way role in Brooklyn

By John Torenli, Sports Editor
Brooklyn Daily Eagle

Liberty rookie Marquesha Davis had to hear 10 names called before learning she'd be playing in Brooklyn this summer.

But according to the 6-foot guard out of Mississippi, it was well worth the wait.

"I would say what excites me the most is coming into this Liberty team and learning from the vets that are there," Davis gushed after being selected 11th overall in Monday night's WNBA Draft at the Brooklyn Academy of Music.

Davis will have more than just a few veterans to feed off when training camp opens later this month.

She can pick the brain of reigning league Most Valuable Player Breanna Stewart, a two-time winner of the coveted honor and two-time WNBA Finals MVP.

Or, she can go down a few lockers and ask 2021 WNBA MVP Jonquel Jones what it was like to play in the Finals with both New York and Connecticut during her career.

Then, Davis might want to take a look at the way the league's 3-point shooter extraordinaire Sabrina Ionescu has developed since being selected first overall in 2020, a pick that sparked the Liberty's ascension from worst in the league to first in the Eastern Conference last season.

Former All-Star Betnijah Laney-Hamilton and future Hall of Fame point guard Courtney Vandersloot may also have some advice to offer a player just about to cut her teeth on the best women's basketball circuit in the world.

Davis will not be expected to have an immediate impact on a roster composed of



New York's first-round draft pick Marquesha Davis (left) is expected to come off the bench and help the Liberty on both ends of the floor this coming season.

AP Photo by Michael Caterina

some of the WNBA's top players, as well as coach Sandy Brondello, who guided New York back to the Finals for the first time since 2002 last summer.

But the McGehee, Arkansas native was selected to shore up New York's defense, which finished second only to defending back-to-back WNBA champion Las Vegas in 2023 with 89.2 points allowed per game.

She will also compete to be the Liberty's first guard off the bench behind Ionescu and Vandersloot after averaging a team-high 14.0 points per game for the Rebels this past season.

Davis also pulled down 4.7 rebounds per contest while leading Ole Miss with 1.5 steals.

She may not match those gaudy figures in Brooklyn this summer, but Davis will likely have a chance to hit the hardwood before fellow draftees Esmery Martinez, Jessika Carter and Kaitlyn Davis.

New York also reportedly signed Colorado guard Jaylyn Sherrod as a non-drafted free agent following the draft.

Davis already has an inkling that the



Colorado University's Jaylyn Sherrod was reportedly signed as a non-drafted free agent by the Liberty as they prepare to open training camp in Brooklyn on April 28.

AP Photo by Charlie Riedel



Reported Nets coaching hire Jordi Fernandez is still working the bench for the Sacramento Kings as they prepare for Friday night's play-in tournament game vs. New Orleans.

AP Photo by David Zalubowski

Liberty are looking for versatility from their first-round pick.

"I would say something that stood out to me is them looking basically for a two-way player and me being just that," she said during her post-draft interviews.

"So knowing that I can come in and be a two-way player and make an impact that way is something that I look forward to."

With less than 10 days to go before the Liberty officially open camp, Davis will have some adjustments to make.

However, she won't have to take on the responsibility of turning this franchise's fortunes around as Ionescu did four years ago.

Nor will she have to look far for a superstar in her own locker room before her own career begins to take wing.

"Just coming in and having a certain role (on this team) and knowing what's expected of you and knowing that you don't have to be the superhero or anything like that," Davis said.

"So I would say that that would definitely make it a lot better."

Though they've unofficially selected their new coach, the Brooklyn Nets are still waiting for Jordi Fernandez.

The Sacramento Kings' top assistant,

who was reportedly hired by general manager Sean Marks following a month-long search, is still at work for his current employer.

The Kings survived Tuesday night's play-in tournament game against Golden State, pulling away for a 118-94 victory over the Warriors in the 9-10 matchup.

Now, Sacramento will visit New Orleans Friday night with a chance to grab the No. 8 seed in the Western Conference and a first-round playoff showdown with Oklahoma City.

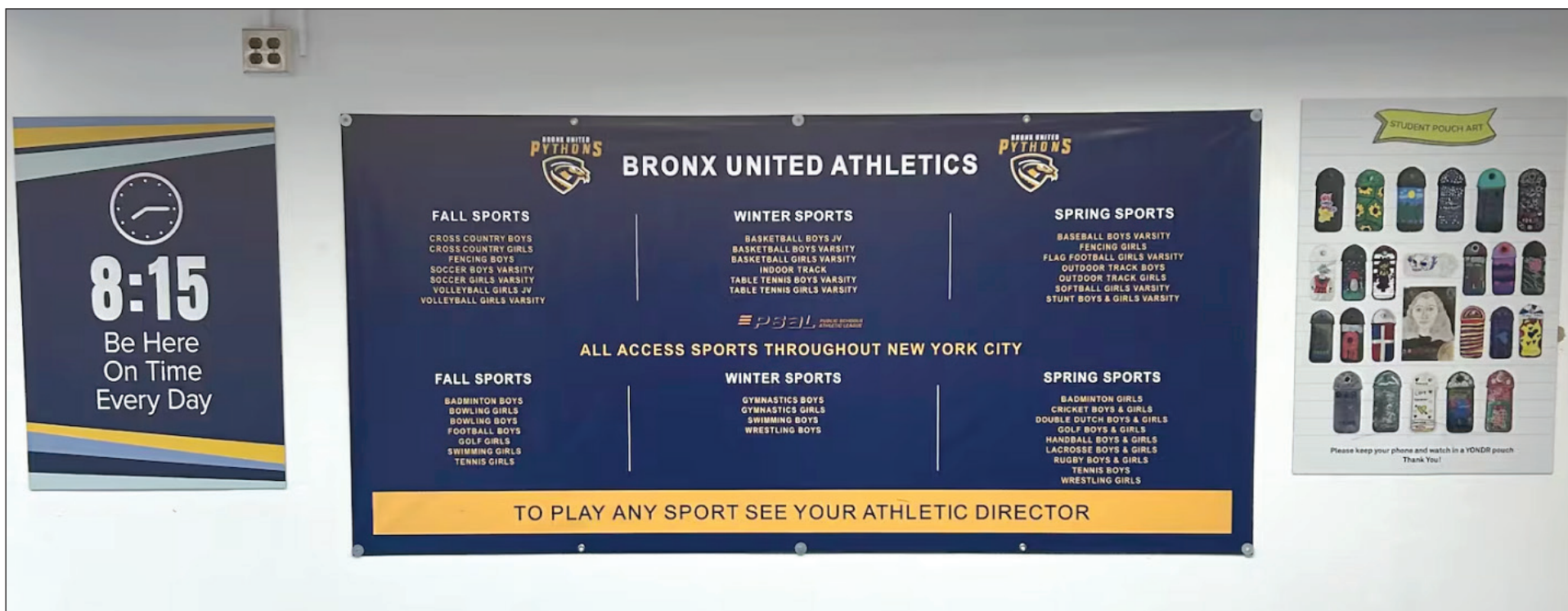
That potential best-of-7 series would further delay Fernandez's ability to get fully involved with his new duties here in Brooklyn.

But the Nets can surely wait, considering their campaign ended last week.

Brooklyn is coming off its first non-playoff season in six years and still has a couple of months to prepare for the NBA Draft in June.

Friday's Kings-Pelicans game will be on TNT at 9:30 p.m.

New Orleans will be without star forward Zion Williamson, who suffered a strained left hamstring late in Tuesday's loss to LeBron James and the Los Angeles Lakers despite putting up 40 points and grabbing 11 rebounds.



A banner at Urban Assembly Bronx Academy of Letters lists all the sports students have access to through the individual access program. Advocates worry that program may now be scaled back. The city Education Department says it hasn't reduced its commitment to equity in sports. Image courtesy of David Garcia-Rosen

Don't scale back sports access, advocates and students tell NYC

By Michael Elsen-Rooney
Chalkbeat

In late 2022, New York City's Public Schools Athletic League made a bold promise: By the following spring, every public high school student would have access to all 25 sports the league offers.

To reach that goal, officials proposed expanding a program called "individual access" that allows students without a particular sports team at their school to try out for that team at a nearby campus.

The expansion was a game-changer for schools like the Urban Assembly Bronx Academy of Letters that don't have enough students to reliably field a wide variety of sports teams, said David Garcia-Rosen, the dean and athletic director of the 470-student school.

"In spring of 2023, every single kid in New York City, no matter where they went to school, had the opportunity to play whatever sport they wanted to play," Garcia-Rosen said.

But Garcia-Rosen, a veteran advocate for sports equity in city schools, is worried that

the Education Department is quietly laying the groundwork to scale back the initiative. And he's gearing up for a fight. The dispute over individual access is the latest chapter in a long-running fight over sports equity in New York City schools.

Despite previously pledging to open individual access to "all" students, the PSAL updated its website in February to describe the individual access program as a "pilot" for students at schools with fewer than six teams in "targeted districts."

That language is in line with the stipulations in a 2022 legal settlement about sports equity. But it excludes the vast majority of city students.

An Education Department spokesperson said the PSAL is now prioritizing individual access requests from kids in schools with the least access to sports. The spokesperson said roughly 1,500 students participated in individual access this year, but didn't share how many kids participated last year.

Officials concluded that guaranteeing individual access beyond what was required by the legal settlement "moved us away" from the goal of increasing sports access for entire schools, the spokesperson said.

To better achieve that goal, officials have expanded the number of new teams by 222 over the last three years and created 20 shared-access programs between schools.

"There has been no scaling back of our commitment to providing equitable access to PSAL sports, and students and families have told us that they want access to teams at or close to their home school," said spokesperson Nathaniel Styer.

But Garcia-Rosen said that approach demonstrates a "complete lack of understanding of how to solve the problem," because equity isn't achieved by simply expanding the number of teams. He noted that small schools often can't sustain the teams because of their low student numbers.

Garcia-Rosen filed a complaint Wednesday with the U.S. Education Department's Office for Civil Rights alleging that curtailing individual access disproportionately harms Black and Hispanic students.

A long-running fight for sports equity

Black and Hispanic students are disproportionately clustered in small schools like Bronx Letters, meaning they've historically had far less access on average to a wide variety of sports.

Just 38% of Black and Hispanic students go to a school with 20 or more teams, compared to 61% of students who are white, Asian, multiracial, or belong to other groups, according to research compiled by Garcia-Rosen.

A major milestone came in 2022, when the city agreed in a legal settlement to add 200 new teams in future years and expand a "shared access" program that allowed small schools in the same geographic area to combine sports pro-

grams.

The city also committed to offering individual access to students in schools with under six teams and couldn't participate in shared sports programs because of their location.

But Garcia-Rosen argues that those steps alone won't erase the equity issues.

That's why universal individual access — what Garcia-Rosen calls the "holy grail of equity" — is so transformative.

"It's really simple, and it's done all over the country," he said. "If you go to a school that doesn't have the team you want to play, you could try out [at] another school in the district."

Students, educators report positive results

Students at Bronx Letters, a public school for students in grades 6-12, are accustomed to not knowing year to year whether there will be enough interested students to field a given team.

This school year, Bronx Letters didn't have enough kids for a girls basketball team.

But 15-year-old sophomore Jayla Jerez, an avid player, was able to join the team at South Bronx Prep, just a five-minute walk from her school, through the individual access program.

"It was just a great experience," she said. "I felt good to be able to play and get more used to being on the court and being more open to socializing with people."

Jerez values basketball and wants to keep playing. If she can't participate through individual access, she might have to consider transferring schools, she said — an option she is not relishing.

Losing a guarantee to individual access for all students could also change how schools communicate with families about sports options, he said. Last year, Garcia-Rosen could promise prospective families that their kid would have access to every PSAL sport at Bronx Letters. He even printed a banner advertising that option.

Without that same assurance for next year, he said, "when a family comes to pick a high school, I can't guarantee them that they come to this school and have access to every sport."

Setting up the individual access program requires clearing some administrative and logistical hurdles, but administrators have largely reported positive results, Garcia-Rosen found.

He said he reached out to athletic directors and principals across the city, and 49 of the 51 who responded said they supported maintaining universal individual access.

One athletic director from Manhattan, who asked to speak on the condition of anonymity, told him "it has definitely taken a lot of work to get this program off the ground but it is working and students are playing. It will only get better as we invest in it more!"

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



Bronx Academy of Letters student Jayla Jerez, wearing number 20, playing on the South Bronx Prep basketball team through the city's individual access program.

Image courtesy of David Garcia-Rosen

Gowanus migrant shelter allowed to open with outdated fire inspection

By Greg B. Smith
THE CITY

The fire alarm system in a new 400-bed migrant shelter next to Brooklyn's Gowanus Canal that's housing migrants is not currently up to fire code, but the FDNY okayed opening it because the provider agreed to put a 24-hour-a-day, seven-day-a-week fire watch guard in place.

The firm providing security at the shelter, FJC Security Services, however, is currently the subject of two probes by the city Department of Investigation over allegations that they have billed the city Housing Authority for security guards and fire guards who weren't actually on duty at developments across the city, THE CITY has learned.

Questions about the fire alarm system at the 130 Third St. shelter, which has been housing migrants for the last two weeks, emerged in the documents the city Department of Buildings (DOB) officials relied on when they granted the shelter operator, BHRAGS Health Care, a temporary certificate of occupancy (TCO).

The Feb. 19 application for a TCO included a fire department inspection signing off on the alarm system in place at the site. But that inspection took place a year and a half earlier, in August 2022, when the building was a mostly empty factory — not a 400-bed residential shelter.

The shelter opened April 2 with that system unchanged. According to a department source familiar with the matter, the FDNY was not confident that the existing alarm system met the criteria required for a shelter.

The FDNY gave the provider a list of concerns of things to fix, agreeing to allow the shelter to open anyway because the provider agreed to put a 24/7 fire guard system in place while it addressed the required fixes.

An FDNY spokesperson declined to provide details of the department's concerns, but in a response to THE CITY's questions stated, "We are working with our agency partners to assure the safety of the occupants of the shelter as the location comes into compliance with the Fire Alarm System."

Between the existing fire alarm system and the 24/7 presence of fire guards, "a site can safely provide services to individuals while working to bring relevant infrastructure up to code," the FDNY spokesperson said.

Department of Buildings spokesperson Andrew Rudansky said DOB "has the authority to issue a Temporary Certificate of Occupancy when temporary safety measures are implemented." City building and fire codes "allow for occupancy of a building with the presence of fire guards, in situations where the fire alarm system is being serviced."



The city housed migrants in a former factory building along the Gowanus Canal, April 16, 2024.

Credit: Ben Fractenberg/THE CITY

Problems at NYCHA

FJC Security Services is also known as Allied Universal Security Services, the company that is currently the subject of the two DOI probes. FJC often provides fire guard service and did so for NYCHA as part of a contract that's now the subject of these investigations.

In 2019, the city Housing Authority awarded FJC a \$76 million contract to perform security and fire watch at dozens of public housing developments, records show. The contract, which was to terminate in November 2022, included an option to retain the firm for two more years.

The contract was renewed for one year, but at some point last year, both NYCHA and the independent monitor overseeing NYCHA, Guidepost Solutions, looked into a variety of allegations about the firm, including FJC's billing practices.

In a February report, the monitor stated his investigators "conducted an extensive review of NYCHA's contract with, and employment of the security companies it hired, and their work as security and fire watch guards."

The monitor stated that his investigators discovered "numerous instances of security company personnel not reporting to work, leaving their

posts early, fraudulently filling out time and attendance documents, and other possibly illegal activities."

A source familiar with that investigation identified the firm in question as FJC, and said that investigators had discovered that FJC was billing the authority for fire watch guards at some developments who weren't actually on duty.

NYCHA officials said they, too, were aware of concerns about FJC before the monitor raised the issue, and that in September 2023 NYCHA began winding down its work with the firm, according to NYCHA spokesperson Michael Horgan.

"NYCHA's contract with Allied/FJC expires in November of this year, but the Authority is no longer using them as a vendor for any services at any location," Horgan noted.

FJC did not respond to multiple calls from THE CITY seeking comment. As of late Wednesday, the Department of Social Services, which oversees city shelter facilities, was unable to describe FJC's role at the Gowanus shelter.

The monitor and NYCHA referred their findings to DOI. Diane Struzzi, a spokesperson for DOI, declined to discuss specifics of the ongoing probe, but stated, "In light of several sources of in-

formation, as well as the monitor's referral, DOI is currently conducting two investigations relating to a security company and expects to issue a public report, likely by the end of the summer, once we have finalized our findings and developed recommendations."

Other Safety Concerns

Fire safety concerns have surfaced at other migrant shelters over the last few months. In October the FDNY shut down a 300-bed migrant shelter at the former St. John Villa Academy in Staten Island and a 130-bed shelter at a former Touro College building in Midtown due to fire safety concerns. Neither building had an adequate fire suppression system, and officials worried about reports that residents were using hot plates, charging lithium-ion batteries and overloading extension cords.

The Gowanus shelter also happens to sit alongside the notoriously noxious Gowanus Canal and adjacent to the former site of a gas manufacturing plant that's one of the most contaminated lots in New York City. Because of this, the state Department of Environmental Conservation (DEC) put the building on a list of 300 sites around the Gowanus set to be tested for possible toxic contamination. Contaminants have been discovered in the soil of the former gas plant next door and DEC is concerned that they may have migrated to other sites, which could then percolate up into buildings.

In October, DEC notified the building owner, David Levitan, of its intent to access the property to test for so-called "soil vapor intrusion." As THE CITY reported last week, that testing had yet to begin even though the shelter was housing dozens of migrant men.

The Department of Social Services, which hired the non-profit BHRAGS Health Care to run the shelter, has said the landlord did his own testing and "found that there is no indication that there's a current health risk to occupants," Adams' chief of staff, Camille Joseph Varlack, said last week.

And Varlack noted that the state Office of Disability and Temporary Assistance signed off on the shelter before any migrants moved in.

Asked about the issue of the fire alarm system not yet meeting the fire code there, Anthony Farmer, a spokesperson for OTDA, stated, "OTDA thoroughly reviews security and safety features, including fire safety, as part of its inspection process prior to certifying a shelter can open. As stated previously, this shelter was approved to open on April 2, in compliance with state regulations."

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



The city housed migrants in a former factory building along the Gowanus Canal, April 16, 2024.

Credit: Ben Fractenberg/THE CITY



A female bus operator drives down Fulton Street in Brooklyn, April 17, 2024.

Credit: Ben Fractenberg/THE CITY

Pregnant bus drivers say they're not getting their due accommodations

By Jose Martinez
THE CITY

Even if she can't be behind the wheel of an MTA bus in Brooklyn, Latoya Christian wants to be at work right now while counting down to the birth of her son in July.

But the 39-year-old has been sidelined since March and is instead burning through her time off — because of what she and several other New York City Transit employees contend is a lack of light-duty jobs made available for pregnant women who drive buses.

"There are other jobs we could do inside the depot, such as flagging the buses or working a desk job, but they won't allow us," Christian told THE CITY. "We should be able to do something, because the bills don't stop."

Christian is among six women who will sue the MTA's transit division in state court, accusing the agency of failing to provide reasonable accommodations for pregnant bus operators.

In 2020, the MTA created four new "restricted-duty announcer" positions for expectant mothers who work as train operators or conductors but are unable to spend shifts on trains.

The new jobs for those who work on or near subway trains grew out of an MTA "pregnancy task force" created in the wake of lawsuits against the transit agency over accommodations for pregnant employees and after a subway employee gave birth to a stillborn baby at a Brooklyn subway yard, where she had been assigned to a temporary "light duty" role.

But bus drivers never got the same consideration.

"It's confusing to me," Christian said. "How don't we have the same option as train operators to be able to work at a reasonable accommodation until we are close to giving birth?"

'A Policy That Penalizes Pregnancy'

According to court papers to be filed in Manhattan Supreme Court, pregnant bus operators who are no longer able to drive buses in passenger service are being put in a position where they have to use their accumulated sick time, comp time and other time off in order to get paid. Some have high-risk pregnancies, or symptoms and complications that their doctors say should keep them off the road.

"It's really terrifying for a lot of these women to not know when they will have a paycheck coming in again," said Laine Armstrong, a lawyer for the women.

The lawsuit comes as the MTA workforce is increasingly female. December 2023 agency records show that, in the first nine months of last year, 30% of New York City Transit's 3,053 new hires were female. For the MTA's overall workforce of more than 70,000 employees, 13,866, or 19% were female.

In 2019, 23% of New York City Transit's 2,305 new hires in the first eight months of that year were female, with 18% of the MTA's overall workforce comprised of women, according to agency records.

Five years earlier, in 2014, 20% of the 3,312 new hires at New York City Transit were females, records show.

"They're hiring more and more young women of child-bearing age, and they're still stuck with a policy that essentially penalizes pregnancy," said JP Patafio, a Transport Workers Union Local 100 vice president who represents Brooklyn bus drivers. "It forces some of these young operators to be without pay because the transit authority is stuck in the 19th century."

Stephanie Bogy, a Brooklyn bus operator who is seven months pregnant, said she had planned to work up until a month before the scheduled birth of her child — but her request to be placed in a light-duty role was denied last week.

Bogy, 42, said she had regularly experienced pain and sometimes felt nauseous while driving her B8 bus between Dyker Heights and East Flatbush.

"It's difficult because of the medical condition — the pain of the baby pressing down, so sometimes I'd have to stop to breathe," she said. "I would be like, 'OK, this is hurting me.'"

Bogy, a bus operator for six years, said she is now using her few remaining sick days until her baby is born.

"We do get 12 weeks maternity [leave], but that doesn't kick in until you have the baby," she said.


Theresa Rodriguez, a 33-year-old probationary bus operator who is due to give birth at the end of May, said not being able to secure an alternative to driving for the MTA has been financially stressful.

"I'm hoping that [the lawsuit] changes [New York City] Transit's perspective on finding something for us to do," said Rodriguez, who is also among the plaintiffs. "Even if it's something out of our own depot, just find us some kind of work so we're not in a situation where we're not able to afford to take care of ourselves or our kids."

An MTA spokesperson declined to comment on the specifics of the case.

"NYC Transit takes the health and welfare of all employees very seriously, as is reflected in our policies and collective bargaining agreements," spokesperson Joana Flores said in a statement to THE CITY. "Beyond that, we are unable to comment on pending litigation."

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



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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 FOR DEUTSCHE ALT-A SECURITIES MORTGAGE LOAN TRUST, SERIES 2007-3, -AGAINST- ANA M. REYNOSO, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON MARCH 14, 2023, WHEREIN HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR DEUTSCHE ALT-A SECURITIES MORTGAGE LOAN TRUST, SERIES 2007-3 IS THE PLAINTIFF AND ANA M. REYNOSO, 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 MAY 17, 2024 AT 12:30PM, PREMISES KNOWN AS 105-43 88TH STREET, OZONE PARK, NY 11417; AND THE FOLLOWING TAX MAP IDENTIFICATION: 9153-58. 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 NO.: 708540/2019. HELMUT BORCHERT, 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. #216614

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS WILMINGTON SAVINGS FUND SOCIETY. FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VI-A, -AGAINST- PATRICIA PRATT, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON JULY 26, 2023, WHEREIN WILMINGTON SAVINGS FUND SOCIETY. FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VI-A IS THE PLAINTIFF AND PATRICIA PRATT, 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 MAY 24, 2024 AT 11:15AM, PREMISES KNOWN AS 14731 230TH ST, JAMAICA, NY 11413; AND THE FOLLOWING TAX MAP IDENTIFICATION: 13710-49. 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 PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 713747/2017. GREGORY J. NEWMAN, 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. #216658

NOTICE OF SALE

SUPREME COURT- COUNTY OF QUEENS HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR4, PLAINTIFF, AGAINST ANDREW RAMGEANT, ET AL. DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED ON MAY 30, 2023. 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 MAY 17, 2024 AT 12:45 PM PREMISES KNOWN AS 11-15 MCBRIDE STREET AKA 1115 MCBRIDE STREET, FAR ROCKAWAY, NY 11691. 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 15714 AND LOT 107. APPROXIMATE AMOUNT OF JUDGMENT \$979,716.45 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT. INDEX #704019/2016. RICHARD ANTHONY PICCOLA, ESQ., REFEREE, ALDRIDGE PITE, LLP - ATTORNEYS FOR PLAINTIFF - 40 MARCUS DRIVE, SUITE 200, MELVILLE, NY 11747 #216787

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS NEW RESIDENTIAL MORTGAGE LLC, -AGAINST- PETROULA FAKIRIS, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON MARCH 11, 2022, WHEREIN NEW RESIDENTIAL MORTGAGE LLC IS THE PLAINTIFF AND PETROULA FAKIRIS, 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 MAY 24, 2024 AT 10:45AM, PREMISES KNOWN AS 21443 27TH AVENUE, BAYSIDE, NY 11360; AND THE FOLLOWING TAX MAP IDENTIFICATION: 6002-21. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING AT OR NEAR BAYSIDE, IN THE THIRD WARD, BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 717045/2018. LAWRENCE M. LITWACK, 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. #216656

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSA HOME EQUITY TRUST 2007-3, ASSET-BACKED CERTIFICATES, SERIES 2007-3, PLAINTIFF, AGAINST EMILENE PETRUS A/K/A EMILENE EMILY PETRUS, ET AL DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE, DULY ENTERED 07/15/2022, 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 5/24/2024 AT 10:00AM, PREMISES KNOWN AS 9140 WINCHESTER BOULEVARD, QUEENS VILLAGE, NEW YORK 11428, 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 10715 LOT 18 THE APPROXIMATE AMOUNT OF THE CURRENT JUDGMENT LIEN IS \$443,667.68 PLUS INTEREST AND COSTS. THE PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF THE AFORESAID JUDGMENT OF FORECLOSURE AND SALE; INDEX # 700441/2016 SWATI MANTIONE, ESQ., REFEREE. MCCABE, WEISBERG & CONWAY, LLC, 10

MIDLAND AVENUE, SUITE 205, PORT CHESTER, NY 10573 DATED: 3/8/2024 FILE NUMBER: 14-303813 CA #216646

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS HSBC BANK, USA, N.A., PLAINTIFF AGAINST GURDEEP SINGH; ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED OCTOBER 22, 2021 AND AMENDED NOVEMBER 16, 2023 I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE STEPS OF QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON MAY 10, 2024 AT 11:30AM, PREMISES KNOWN AS 37-22 27TH STREET, QUEENS, NY 11101. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE FIRST WARD OF THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 368 LOT 127. APPROXIMATE AMOUNT OF JUDGMENT \$1,455,149.28 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX# 701891/2016. THE AUCTION WILL BE CONDUCTED PURSUANT TO THE COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTY ESTABLISHED BY THE ELEVENTH JUDICIAL DISTRICT. MARTHA TAYLOR, 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: MARCH 21, 2024 80090 #216349

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII, PLAINTIFF AGAINST REGINALD ADAMS, ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED MARCH 7, 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 MAY 17, 2024 AT 11:00AM, PREMISES KNOWN AS 144-44 182ND STREET, SPRINGFIELD GARDENS, NY 11413. 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: 13322, LOT: 41. APPROXIMATE AMOUNT OF JUDGMENT \$276,506.18 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #716139/2022. 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://WWW2.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. DAVID L. COHEN, ESQ., REFEREE FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP 53 GIBSON STREET BAY SHORE, NY 11706 01-096045-F00 80069 #216597

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR SPRINGLEAF MORTGAGE LOAN TRUST 2013-2, MORTGAGE-BACKED NOTES, SERIES 2013-2, -AGAINST- TAMIKO BELL-BACCHUS, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON JANUARY 17, 2024, WHEREIN U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR SPRINGLEAF MORTGAGE LOAN TRUST 2013-2, MORTGAGE-BACKED NOTES, SERIES 2013-2 IS THE PLAINTIFF AND TAMIKO BELL-BACCHUS, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC

RAIN OR SHINE ON THE COURTHOUSE STEPS OF THE QUEENS COUNTY COURTHOUSE, 88-11 SUTPHIN BLVD., JAMAICA, NY 11435, ON MAY 17, 2024 AT 10:15AM, PREMISES KNOWN AS 10915 221ST STREET, QUEENS VILLAGE, NY 11429; AND THE FOLLOWING TAX MAP IDENTIFICATION: 11201-39. 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 PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 715152/2017. ANDREW BUDER, 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. #216400

NOTICE OF SALE

SUPREME COURT- COUNTY OF QUEENS HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2007-1, PLAINTIFF, AGAINST PEDRO J LASERNA A/K/A PEDRO JOSEPH LASERNA, ET AL. DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED ON MARCH 4, 2024. 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 MAY 3, 2024 AT 12:30 PM PREMISES KNOWN AS 47-24 SPRINGFIELD BOULEVARD, BAYSIDE, NY 11361. 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 THIRD WARD OF THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. BLOCK 7350 AND LOT 33. APPROXIMATE AMOUNT OF JUDGMENT \$608,132.58 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT. INDEX #712665/2016. CAROLYN S. CLYNE, ESQ., REFEREE, ALDRIDGE PITE, LLP - ATTORNEYS FOR PLAINTIFF - 40 MARCUS DRIVE, SUITE 200, MELVILLE, NY 11747 #216204

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS WELLS FARGO BANK, NA, PLAINTIFF AGAINST BERYL CARTER, STEPHEN CARTER, ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED OCTOBER 31, 2023, 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 MAY 3, 2024 AT 11:30AM, PREMISES KNOWN AS 330 BEACH 12TH STREET, FAR ROCKAWAY, NY 11691. 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 15615 LOT 102. APPROXIMATE AMOUNT OF JUDGMENT \$459,373.70 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #706387/2021. 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 FORECLO-

SURE SALE. KERRY J. KATSORHIS, ESQ., REFEREE GROSS POLOWY, LLC 1775 WEHRLE DRIVE WILLIAMSVILLE, NY 14221 00-275016 79898 #216161

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AMC2, PLAINTIFF AGAINST SHERRYANN SIMON; ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED FEBRUARY 26, 2019 I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE STEPS OF QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON MAY 3, 2024 AT 12:30PM, PREMISES KNOWN AS 11003 COLFAX STREET, QUEENS VILLAGE, NY 11429. 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 11121 LOT 17. APPROXIMATE AMOUNT OF JUDGMENT \$483,935.08 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX# 726040/2021 FKA 6766/2012. THE AUCTION WILL BE CONDUCTED PURSUANT TO THE COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTY ESTABLISHED BY THE ELEVENTH JUDICIAL DISTRICT. PETER A. TOMMASO, 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: MARCH 12, 2024 80011 #216164

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS SANTANDER BANK, N.A., -AGAINST- ROSHAN LAL, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON FEBRUARY 21, 2024, WHEREIN SANTANDER BANK, N.A. IS THE PLAINTIFF AND ROSHAN LAL, 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 MAY 3, 2024 AT 11:30AM, PREMISES KNOWN AS 107-46 120TH STREET, SOUTH RICHMOND HILL, NY 11419; AND THE FOLLOWING TAX MAP IDENTIFICATION: 9599-36. 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 NO.: 718751/2019. RICHARD GUTIERREZ, 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. #215939

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2006-15XS, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-15XS, -AGAINST- CONRADO LOPEZ IF LIVING, AND IF SHE/HE BE DEAD, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON JANUARY 24, 2024, WHEREIN U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2006-15XS, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-15XS IS THE PLAINTIFF AND CONRADO LOPEZ IF LIVING, AND IF SHE/HE BE DEAD, 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 MAY 3, 2024 AT 10:45AM, PREMISES KNOWN

AS 86-85 102ND STREET, RICHMOND HILL, NY 11418; AND THE FOLLOWING TAX MAP IDENTIFICATION: 9288-43. 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 PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 721575/2019. ALEN RICHARD BEERMAN, 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. #215931

NOTICE OF SALE

SUPREME COURT: QUEENS COUNTY. PE-NC LLC, PLTF. VS. EDWARD GONZALEZ, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF VICENTE GONZALEZ A/K/A VINCENTE GONZALEZ, JOHN GONZALEZ A/K/A JOHN JAIRO GONZALEZ, JOANNA GONZALEZ A/K/A JOHANNA GONZALEZ, ET AL, DEFTS. INDEX #715001/2021. PURSUANT TO JUDGMENT OF FORECLOSURE AND SALE ENTERED MARCH 4, 2020, I WILL SELL AT PUBLIC AUCTION ON THE FRONT STEPS OF THE QUEENS COUNTY COURTHOUSE, 88-11 SUTPHIN BLVD., JAMAICA, NY ON MAY 24, 2024 AT 10:30 A.M. PREM. K/A 35-64 93RD STREET, JACKSON HEIGHTS, NY. SAID PROPERTY LOCATED AT A POINT ON THE WESTERLY SIDE OF 93RD STREET, FORMERLY KNOWN AS 36TH STREET DISTANT 47 FT. 8 IN. NORTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF 93RD STREET WITH THE NORTHERLY SIDE OF 37TH AVENUE, FORMERLY KNOWN AS FOLK AVENUE; BEING A PLOT 100 FT. X 24 FT 4 IN. APPROX. AMT. OF JUDGMENT IS \$576,694.49 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. JUDAH MALTZ, REFEREE. LAW OFFICE OF SAMUEL KATZ, PLLC, AT-TYS. FOR PLTF. 3915-14TH AVENUE, 2ND FLOOR, BROOKLYN, NY. #101275 #215924

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCP 2 ACQUISITION TRUST, -AGAINST- DONALD SIMPSON A/K/A DONALD D. SIMPSON, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON FEBRUARY 2, 2024, WHEREIN U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCP 2 ACQUISITION TRUST IS THE PLAINTIFF AND DONALD SIMPSON A/K/A DONALD D. SIMPSON, 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 MAY 3, 2024 AT 11:30AM, PREMISES KNOWN AS 120-31 217TH STREET, CAMBRIA HEIGHTS, NY 11411; AND THE FOLLOWING TAX MAP IDENTIFICATION: 12800-73. ALL THAT CERTAIN PLOT AND 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 NO.: 710993/2018. WILLIAM DRISCOLL, 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. #215930

2ND DEPARTMENT/PUBLIC LEGAL NOTICES

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE PASS THROUGH CERTIFICATES SERIES 2005-AP3, PLAINTIFF AGAINST YOSHI-SHEM-TOV; ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED MARCH 4, 2024 I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE STEPS OF QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON MAY 10, 2024 AT 11:00AM, PREMISES KNOWN AS 86-82 MIDLAND PKWY, JAMAICA ESTATES, NY 11432. 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 9938 LOT 264 (F/K/A PART OF LOT 65). APPROXIMATE AMOUNT OF JUDGMENT \$1,414,364.72 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX# 722527/2020. THE AUCTION WILL BE CONDUCTED PURSUANT TO THE COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTY ESTABLISHED BY THE ELEVENTH JUDICIAL DISTRICT. JAMES SCOTT YOH, 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: MARCH 15, 2024 79951 #216348

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2005-HE4 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-HE4, -AGAINST- WILLIE GLOVER, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON FEBRUARY 25, 2020, WHEREIN DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2005-HE4 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-HE4 IS THE PLAINTIFF AND WILLIE GLOVER, 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 MAY 3, 2024 AT 12:45PM, PREMISES KNOWN AS 103-26 170TH STREET, JAMAICA, NY 11433; AND THE FOLLOWING TAX MAP IDENTIFICATION: 10223-27. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE FOURTH WARD, BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 705282/2016. CHARLANE BROWN, 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. #216169

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, PLAINTIFF -AGAINST- JULIA UDOVENKO, ILANA BANGIYEV, IRINA ALISHAYEVA, ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DATED MARCH 6, 2024 AND ENTERED ON MARCH 11, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE COURTHOUSE STEPS OF THE QUEENS COUNTY SU-

PREME COURT, LOCATED AT 88-11 SUTPHIN BOULEVARD, JAMAICA, NY ON MAY 10, 2024 AT 11:30 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 3156 LOT: 136 SAID PREMISES KNOWN AS 9823 67TH AVENUE, REGO PARK, NY 11374 APPROXIMATE AMOUNT OF LIEN \$363,455.68 PLUS INTEREST & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NUMBER 726334/2022. ORLANDO MOLINA, ESQ., REFEREE DRUCKMAN LAW GROUP PLLC ATTORNEY(S) FOR PLAINTIFF 242 DREXEL AVENUE, WESTBURY, NY 11590 DLG# 38996 #216226

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS CHAMPION MORTGAGE COMPANY, -AGAINST- JOHN D. BECK AS EXECUTOR OF THE ESTATE OF BARBARA E. BECK A/K/A BARBARA E. JACKSON BECK, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON SEPTEMBER 6, 2023, WHEREIN CHAMPION MORTGAGE COMPANY IS THE PLAINTIFF AND JOHN D. BECK AS EXECUTOR OF THE ESTATE OF BARBARA E. BECK A/K/A BARBARA E. JACKSON BECK, 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 MAY 10, 2024 AT 11:30AM, PREMISES KNOWN AS 1414 WHEATLEY STREET, FAR ROCKAWAY, NY 11691; AND THE FOLLOWING TAX MAP IDENTIFICATION: 15532-7. 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 PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 717200/2021. STEVEN P. GOLDENBERG, 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. #216266

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION, -AGAINST- SRIMATTIE NANDKUMAR A/K/A SRIMATTIE S. NANDKUMAR, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON MARCH 5, 2019, WHEREIN U.S. BANK NATIONAL ASSOCIATION IS THE PLAINTIFF AND SRIMATTIE NANDKUMAR A/K/A SRIMATTIE S. NANDKUMAR, 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 MAY 10, 2024 AT 12:00PM, PREMISES KNOWN AS 93-03 214 PLACE, QUEENS VILLAGE, NY 11429; AND THE FOLLOWING TAX MAP IDENTIFICATION: 10616-73. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE FOURTH WARD, THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 720123/2022. MARTHA TAYLOR, 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 CONDUCT-

ED 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. #216267

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS. THE BOARD OF MANAGERS OF OCEANVIEW TOWNE HOUSE CONDOMINIUM, PLAINTIFF -AGAINST- RAYNELL NEAL, DARREN NEAL, ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DATED JANUARY 22, 2024 AND ENTERED ON JANUARY 30, 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 MAY 10, 2024 AT 10:15 A.M. PREMISES SITUATE, LYING AND BEING AT A PART OF CONDOMINIUM AT FAR ROCKAWAY, IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, KNOWN AND DESIGNATED AS UNIT NUMBER 6 IN BUILDING A TOGETHER WITH AN UNDIVIDED 1/53RD INTEREST IN THE COMMON ELEMENTS. BLOCK: 15768 LOT: 1006 SAID PREMISES KNOWN AS 428 FERNSIDE PLACE, FAR ROCKAWAY, NY 11691 APPROXIMATE AMOUNT OF LIEN \$16,068.25 PLUS INTEREST & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NUMBER 719187/2018. SWATI MANTIONE, ESQ., REFEREE SCHNEIDER BUCHEL LLP ATTORNEY(S) FOR PLAINTIFF 666 OLD COUNTRY ROAD, SUITE 412, GARDEN CITY, NY 11530 #216225

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS TLOA MORTGAGE, LLC, PLAINTIFF -AGAINST- 109-08 NORTHERN BLVD LLC, ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DATED FEBRUARY 14, 2023 AND ENTERED ON FEBRUARY 21, 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 MAY 10, 2024 AT 11:45 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 SOUTHERLY SIDE OF NORTHERN BOULEVARD, DISTANT 126.43 FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF NORTHERN BOULEVARD WITH THE WESTERLY SIDE OF 110TH STREET; RUNNING THENCE SOUTHERLY PARALLEL WITH 110TH STREET AND PART OF THE DISTANCE THROUGH A PARTY WALL 105.77 FEET; THENCE WESTERLY PARALLEL WITH NORTHERN BOULEVARD 21.48 FEET; THENCE NORTHERLY AGAIN PARALLEL WITH 110TH STREET, 92.99 FEET; THENCE STILL NORTHERLY AT RIGHT ANGLES TO NORTHERN BOULEVARD 11.99 FEET TO THE SOUTHERLY SIDE OF NORTHERN BOULEVARD; THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF NORTHERN BOULEVARD 17.39 FEET TO THE POINT OR PLACE OF BEGINNING. BLOCK: 1724 LOT: 5 SAID PREMISES KNOWN AS 109-08 NORTHERN BOULEVARD, CORONA, NY 11368 APPROXIMATE AMOUNT OF LIEN \$1,758,218.00 PLUS INTEREST & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NUMBER 704446/2021. AUSTIN I. IDEHEN, ESQ., REFEREE THE CAMP-OREALE LAW GROUP PLLC ATTORNEY(S) FOR PLAINTIFF 585 STEWART AVENUE, 770, GARDEN CITY, NY 11530 #216227

NOTICE OF SALE IN FORECLOSURE

STATE OF NEW YORK SUPREME COURT: COUNTY OF QUEENS WELLS FARGO BANK, N.A., PLAINTIFF, V. TYRA BANKS A/K/A TYRA L. BANKS, MICHAEL BANKS A/K/A MICHAEL C. BANKS, 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 APRIL 28, 2023, I, SCOTT H. SILLER, ESQ., THE REFEREE NAMED IN SAID JUDGMENT, WILL SELL IN ONE PARCEL AT PUBLIC AUCTION ON MAY 03, 2024 AT THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435, AT 12:00 PM THE PREMISES DESCRIBED AS FOLLOWS: 144-49 SPRINGFIELD BOULEVARD A/K/A 14449 SPRINGFIELD BOULEVARD SPRINGFIELD GARDENS, NY 11413 BLOCK: 13490 LOT: 20 ALL THAT TRACT OR PARCEL OF LAND SITUATE IN 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. 705057/2014 IN THE AMOUNT OF \$355,397.07 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 79956 #216162

NOTICE OF SALE IN FORECLOSURE

STATE OF NEW YORK SUPREME COURT: COUNTY OF QUEENS CAPITAL ONE, N.A., PLAINTIFF, V. 119 HILLSIDE CORP, Lyla Garfield AS EXECUTRIX OF THE ESTATE OF JACK C. GARFIELD, 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 MARCH 4, 2024, I, GREGORY LASPINA, ESQ., THE REFEREE NAMED IN SAID JUDGMENT, WILL SELL IN ONE PARCEL AT PUBLIC AUCTION ON MAY 17, 2024 AT THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435, AT 10:45AM THE PREMISES DESCRIBED AS FOLLOWS: 119-01 HILLSIDE AVE KEW GARDENS, NY 11418 BLOCK 9265 LOTS 30, 31 ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN 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. 709241/2014 IN THE AMOUNT OF \$823,513.57 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 80003 #216598

NOTICER OF SALE

SUPREME COURT - COUNTY OF QUEENS. NYCTL 2019-A TRUST, AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN FOR THE NYCTL 2019-A TRUST, PLAINTIFFS -AGAINST- 15308 CROSSBAY REALTY LLC, ET AL. DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DATED AUGUST 21, 2023 AND ENTERED ON AUGUST 28, 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 11435, ON FRIDAY, OR AT SUCH OTHER LOCATION IN THE COURTHOUSE THAT THE COURT MAY DESIGNATE FOR CONDUCTING THIS FORECLOSURE AUCTION ON MAY 10, 2024 AT 10:30 A.M. PREMISES SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF

NEW YORK, DESIGNATED ON THE TAX MAP OF THE CITY OF NEW YORK, FOR THE BOROUGH OF QUEENS AS SAID TAX MAP AS ON JANUARY 6, 2005. BLOCK: 15308 LOT: 82 SAID PREMISES KNOWN AS N/A CROSSBAY BOULEVARD, FAR ROCKAWAY, NY APPROXIMATE AMOUNT OF LIEN \$20,241.84, THROUGH JUNE 24, 2022, PLUS INTEREST FEES & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NUMBER 715877/2020. NICHOLAS PERCIBALLI, ESQ., REFEREE SEYFARTH SHAW LLP ATTORNEY(S) FOR PLAINTIFFS 620 EIGHTH AVENUE, NEW YORK, NY 10018 #216224

PUBLIC AUCTION NOTICE OF SALE OF COOPERATIVE APARTMENT SECURITY

BY VIRTUE OF DEFAULT IN A SECURITY AGREEMENT EXECUTED ON JUNE 24, 2013 BY GIOVANNI PRAYAG, AND IN ACCORDANCE WITH ITS RIGHTS AS HOLDER OF THE SECURITY, NATIONSTAR MORTGAGE LLC, BY KIM CARRINO, AUCTIONEER, WILL CONDUCT A PUBLIC SALE OF THE SECURITY CONSISTING OF 415 SHARES OF COMMON STOCK IN AVALON TERRACE OWNERS INC. AND ALL RIGHTS TITLE AND INTEREST IN AND TO A PROPRIETARY LEASE BETWEEN CORPORATION AND DEBTOR FOR UNIT 7D IN A BUILDING KNOWN AS AND BY THE STREET ADDRESS, 8900 170TH ST, 7D, JAMAICA, NY 11432 TOGETHER WITH FIXTURES AND ARTICLES OF PERSONAL PROPERTY NOW OR HEREAFTER AFFIXED TO OR USED IN CONNECTION WITH UNIT 7D ON MAY 03, 2024 AT 9:30AM ON THE FRONT STEPS OF THE QUEENS COUNTY SUPREME COURT BUILDING, 88-11 SUTPHIN BLVD., JAMAICA, NY, IN SATISFACTION OF AN INDEBTEDNESS IN THE PRINCIPAL AMOUNT OF \$55,564.63 PLUS INTEREST FROM SEPTEMBER 01, 2021 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 80073 #216510

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 CARMEN HIGGINS, AND IN ACCORDANCE WITH ITS RIGHTS AS HOLDER OF THE SECURITY, NATIONSTAR MORTGAGE LLC, BY KIM CARRINO, AUCTIONEER, 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 HEREAFTER AFFIXED TO OR USED IN CONNECTION WITH UNIT 6D ON MAY 10, 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 80162 #216685

REFEREE'S NOTICE OF SALE IN FORECLOSURE

SUPREME COURT - COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE SPECIALTY UNDERWRITING AND

RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES 2007-BC2, PLAINTIFF - AGAINST - RONA MALONEY-RIGBY, ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE ENTERED ON FEBRUARY 1, 2024. 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, NEW YORK ON THE 17TH DAY OF MAY, 2024 AT 10:30 AM. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE FOURTH WARD OF THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. PREMISES KNOWN AS 12719 143RD STREET, SOUTH OZONE PARK, NY 11436. (BLOCK: 12061, LOT: 30) APPROXIMATE AMOUNT OF LIEN \$990,379.98 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NO. 711155/2021. JUDAH MALTZ, ESQ., REFEREE. MCCALLA RAYMER LEIBERT PIERCE, LLC ATTORNEY(S) FOR PLAINTIFF 420 LEXINGTON AVENUE, SUITE 840 NEW YORK, NY 10170 TEL. 347/286-7409 FOR SALE INFORMATION, PLEASE VISIT XOME.COM DATED: MARCH 5, 2024 DURING THE COVID-19 HEALTH EMERGENCY, BIDDERS ARE REQUIRED TO COMPLY WITH ALL GOVERNMENTAL HEALTH REQUIREMENTS IN EFFECT AT THE TIME OF SALE INCLUDING BUT NOT LIMITED TO, WEARING FACE COVERINGS AND MAINTAINING SOCIAL DISTANCING (AT LEAST 6-FEET APART) DURING THE AUCTION, WHILE TENDERING DEPOSIT AND AT ANY SUBSEQUENT CLOSING. BIDDERS ARE ALSO REQUIRED TO COMPLY WITH THE FORECLOSURE AUCTION RULES AND COVID-19 HEALTH EMERGENCY RULES ISSUED BY THE SUPREME COURT OF THIS COUNTY IN ADDITION TO THE CONDITIONS SET FORTH IN THE TERMS OF SALE. #216694

REFEREE'S NOTICE OF SALE IN FORECLOSURE

SUPREME COURT - COUNTY OF QUEENS JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, PLAINTIFF - AGAINST - DEBBIE BLACKMAN, ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE ENTERED ON AUGUST 8, 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, NEW YORK ON THE 10TH DAY OF MAY, 2024 AT 11:15 AM. 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. PREMISES KNOWN AS 13-57 MCBRIDE STREET, FAR ROCKAWAY, NY 11691. (BLOCK: 15663, LOT: 90) APPROXIMATE AMOUNT OF LIEN \$382,621.42 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NO. 706490/2017. JAMES S. YOH, ESQ., REFEREE. MCCALLA RAYMER LEIBERT PIERCE, LLC ATTORNEY(S) FOR PLAINTIFF 420 LEXINGTON AVENUE, SUITE 840 NEW YORK, NY 10170 TEL. 347/286-7409 FOR SALE INFORMATION, PLEASE VISIT AUCTION.COM AT WWW.AUCTION.COM OR CALL (800) 280-2832 DATED: MARCH 18, 2024 DURING THE COVID-19 HEALTH EMERGENCY, BIDDERS ARE REQUIRED TO COMPLY WITH ALL GOVERNMENTAL HEALTH REQUIREMENTS IN EFFECT AT THE TIME OF SALE INCLUDING BUT NOT LIMITED TO, WEARING FACE COVERINGS AND MAINTAINING SOCIAL DISTANCING (AT LEAST 6-FEET APART) DURING THE AUCTION, WHILE TENDERING DEPOSIT AND AT ANY SUBSEQUENT CLOSING. BIDDERS ARE ALSO REQUIRED TO COMPLY WITH THE FORECLOSURE AUCTION RULES AND COVID-19 HEALTH EMERGENCY RULES ISSUED BY THE SUPREME COURT OF THIS COUNTY IN ADDITION TO THE CONDITIONS SET FORTH IN THE TERMS OF SALE. #216454

2ND DEPARTMENT/PUBLIC LEGAL NOTICES

REFEREE'S NOTICE OF SALE IN FORECLOSURE

SUPREME COURT - COUNTY OF QUEENS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-9, PLAINTIFF - AGAINST - JERZY KASAK, ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE ENTERED ON MARCH 11, 2024. 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, NEW YORK ON THE 17TH DAY OF MAY, 2024 AT 11:00 AM. 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. PREMISES KNOWN AS 65-27 70TH AVENUE, GLENDALE, (CITY OF NEW YORK) NY 11385. (BL#: 3643-14) APPROXIMATE AMOUNT OF LIEN \$503,025.66 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NO. 724911/2020 FKA 24696/07. BARRY M. GOLDSTEIN, ESQ., REFEREE. DAVIDSON FINK LLP ATTORNEY(S) FOR PLAINTIFF 400 MERIDIAN CENTRE BLVD, STE 200 ROCHESTER, NY 14618 TEL. 585/760-8218 FOR SALE INFORMATION, PLEASE VISIT AUCTION.COM AT WWW.AUCTION.COM OR CALL (800) 280-2832 DATED: MARCH 19, 2024 DURING THE COVID-19 HEALTH EMERGENCY, BIDDERS ARE REQUIRED TO COMPLY WITH ALL GOVERNMENTAL HEALTH REQUIREMENTS IN EFFECT AT THE TIME OF SALE INCLUDING BUT NOT LIMITED TO, WEARING FACE COVERINGS AND MAINTAINING SOCIAL DISTANCING (AT LEAST 6-FEET APART) DURING THE AUCTION, WHILE TENDERING DEPOSIT AND AT ANY SUBSEQUENT CLOSING. BIDDERS ARE ALSO REQUIRED TO COMPLY WITH THE FORECLOSURE AUCTION RULES AND COVID-19 HEALTH EMERGENCY RULES ISSUED BY THE SUPREME COURT OF THIS COUNTY IN ADDITION TO THE CONDITIONS SET FORTH IN THE TERMS OF SALE.

#216693

REFEREE'S NOTICE OF SALE IN FORECLOSURE

SUPREME COURT - COUNTY OF QUEENS HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR DEUTSCHE ALT-A SECURITIES MORTGAGE LOAN TRUST, SERIES 2007-1, PLAINTIFF - AGAINST - MOHAMMED ISLAM A/K/A MOHAMMED M. ISLAM A/K/A MD B ISLAM A/K/A MOHAMMED S. ISLAM, ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE

#216692

SURE AND SALE ENTERED ON APRIL 27, 2020. 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, NEW YORK ON THE 17TH DAY OF MAY, 2024 AT 12:00 PM. 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 KNOWN AS 93-18 170TH STREET, JAMAICA, NY 11433 A/K/A 93-18 170TH STREET, ADDISLEIGH PARK, (CITY OF NEW YORK) NY 11433. (BL#: 10217-38) APPROXIMATE AMOUNT OF LIEN \$867,212.59 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NO. 714020/2017. KERRY J. KATSORHIS, ESQ., REFEREE. DAVIDSON FINK LLP ATTORNEY(S) FOR PLAINTIFF 400 MERIDIAN CENTRE BLVD, STE 200 ROCHESTER, NY 14618 TEL. 585/760-8218 DATED: MARCH 29, 2024 DURING THE COVID-19 HEALTH EMERGENCY, BIDDERS ARE REQUIRED TO COMPLY WITH ALL GOVERNMENTAL HEALTH REQUIREMENTS IN EFFECT AT THE TIME OF SALE INCLUDING BUT NOT LIMITED TO, WEARING FACE COVERINGS AND MAINTAINING SOCIAL DISTANCING (AT LEAST 6-FEET APART) DURING THE AUCTION, WHILE TENDERING DEPOSIT AND AT ANY SUBSEQUENT CLOSING. BIDDERS ARE ALSO REQUIRED TO COMPLY WITH THE FORECLOSURE AUCTION RULES AND COVID-19 HEALTH EMERGENCY RULES ISSUED BY THE SUPREME COURT OF THIS COUNTY IN ADDITION TO THE CONDITIONS SET FORTH IN THE TERMS OF SALE.

#216692

SUPPLEMENTAL CITATION

FILE NO.: 2021-2355/A SUPPLEMENTAL CITATION THE PEOPLE OF THE STATE OF NEW YORK BY THE GRACE OF GOD, FREE AND INDEPENDENT TO: ZULMA DURAN, JOSEPH M. DURAN, ESTATE OF CUAHAMOTEC RICHARD PICHARDO, FERDINAND PICHARDO, EDWARD PICHARDO, JOSE DAVID PICHARDO, DORIS A. PICHARDO, OSVALDO ALVARADO, EUSCADY TORRES, ROBERT JAMES TORRES, SANDRA TORRES HENDERSON, BELINDA TORRES, KENNETH TORRES, MARY TORRES LUKE, WILLIAM STEVE TORRES, KALLIYAN TORRES, ALFREDO W. TORRES, ELAINE JENELL TORRES, ROBERT RIOS, SAMUEL EDWARD TORRES, MARYBETH TORRES WILSON, DAVID C. TORRES, JEANNE MARIE TORRES CONWAY, ATTORNEY GENERAL OF THE STATE OF NEW YORK THE UNKNOWN DISTRIBUTEES, LEGATEES, DEVISEES, HEIRS AT LAW AND ASSIGNEES OF ENNA C. PADIN AKA ENNA PADIN, DECEASED, OR THEIR ESTATES, IF ANY THERE BE, WHOSE NAMES, PLACES OF RESIDENCE AND POST OFFICE AD-

DRESSES ARE UNKNOWN TO THE PETITIONER AND CANNOT WITH DUE DILIGENCE BE ASCERTAINED JOHN ALEXANDERTORRES, IF LIVING AND IF DEAD, TO THEIR HEIRS AT LAW, NEXT OF KIN AND DISTRIBUTEES WHOSE NAMES AND PLACES OF RESIDENCE ARE UNKNOWN AND IF THEY DIED SUBSEQUENT TO THE DECEDENT HEREIN, TO THEIR EXECUTORS, ADMINISTRATORS, LEGATEES, DEVISEES, ASSIGNEES AND SUCCESSORS IN INTEREST WHOSE NAMES AND PLACES OF RESIDENCE ARE UNKNOWN AND CANNOT BE ASCERTAINED AFTER DUE DILIGENCE. A COPY OF THIS CITATION AND THE ACCOUNTING, AS WELL AS ALL AMENDMENTS TO IT, IF ANY, SHALL BE SERVED ON THE GUARDIAN AD LITEM, DENNIS CAPPELLO, ESQ. BEING THE PERSONS INTERESTED AS CREDITORS, LEGATEES, DISTRIBUTEES OR OTHERWISE IN THE ESTATE OF ENNA C. PADIN AKA ENNA PADIN, DECEASED, WHO AT THE TIME OF DEATH WAS A RESIDENT OF 83-20 BRITTON AVENUE, ELMHURST, NY 11373, IN THE COUNTY OF QUEENS, STATE OF NEW YORK. SEND GREETING: UPON THE PETITION OF LOIS M. ROSENBLATT, PUBLIC ADMINISTRATOR OF QUEENS COUNTY, WHO MAINTAINS HER OFFICE AT 88-11 SUTPHIN BOULEVARD, JAMAICA, QUEENS COUNTY, NEW YORK 11435, AS ADMINISTRATOR OF THE ESTATE OF ENNA C. PADIN AKA ENNA PADIN, DECEASED, YOU AND EACH OF YOU ARE HEREBY CITED TO SHOW CAUSE BEFORE THE SURROGATE AT THE SURROGATE'S COURT OF THE COUNTY OF QUEENS, TO BE HELD AT THE QUEENS GENERAL COURTHOUSE, 6TH FLOOR, 88-11 SUTPHIN BOULEVARD, JAMAICA, CITY AND STATE OF NEW YORK, ON THE 2ND DAY OF MAY, 2024 AT 9:30 O'CLOCK IN THE FORENOON, WHY THE ACCOUNT OF PROCEEDINGS OF THE PUBLIC ADMINISTRATOR OF QUEENS COUNTY, AS ADMINISTRATOR OF THE ESTATE OF SAID DECEASED, A COPY OF WHICH IS ATTACHED, SHOULD NOT BE JUDICIALLY SETTLED, AND WHY THE SURROGATE SHOULD NOT FIX AND ALLOW A REASONABLE AMOUNT OF COMPENSATION TO GERARD J. SWEENEY, ESQ., FOR LEGAL SERVICES RENDERED TO PETITIONER HEREIN IN THE AMOUNT OF \$128,754.44 AND THAT THE COURT FIX THE FAIR AND REASONABLE ADDITIONAL FEE FOR ANY SERVICES TO BE RENDERED BY GERARD J. SWEENEY, ESQ., HEREAFTER IN CONNECTION WITH PROCEEDINGS ON KINSHIP, CLAIMS ETC., PRIOR TO ENTRY OF A FINAL DECREE ON THIS ACCOUNTING IN THE AMOUNT OF 3.5% OF ASSETS OR INCOME COLLECTED AFTER THE DATE OF THE WITHIN ACCOUNTING; AND WHY THE SURROGATE SHOULD NOT FIX AND ALLOW AN AMOUNT EQUAL TO ONE PERCENT ON SAID SCHEDULES OF THE TOTAL ASSETS ON SCHEDULES

#215699

SUPPLEMENTAL SUMMONS

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS NYCTL 2009-A TRUST, AND THE BANK OF NEW YORK, AS COLLATERAL AGENT AND CUSTODIAN FOR THE NYCTL 2009-A TRUST, PLAINTIFFS, - AGAINST - VLADIMIR C. SIMON, ANTONINE M. BEAUVAIS, ARTHUR D. MEEHAN, IF LIVING, OR IF HE IS DEAD, HEIRS-AT-LAW, NEXT OF KIN, DISTRIBUTEES, EXECUTORS, ADMINISTRATORS, ASSIGNEES, LIENORS, CREDITORS, SUCCESSORS-IN-INTEREST AND GENERALLY ALL PERSONS HAVING OR CLAIMING UNDER, BY OR THROUGH ARTHUR D. MEEHAN, BY PURCHASE, INHERITANCE, LIEN OR OTHERWISE OF ANY RIGHT, TITLE OR INTEREST IN AND TO THE PREMISES DESCRIBED IN THE COMPLAINT HEREIN, AND ALL CREDITORS THEREOF, AND THE RESPECTIVE WIVES, OR WIDOWS OF HIS, IF ANY, ALL OF WHOSE NAMES AND ADDRESSES ARE UNKNOWN TO PLAINTIFFS, ANNIE M. MEEHAN, IF LIVING, OR IF SHE IS DEAD, HEIRS-AT-LAW, NEXT OF KIN, DISTRIBUTEES, EXECUTORS, ADMINISTRATORS, ASSIGNEES, LIENORS, CREDITORS, SUCCESSORS-IN-INTEREST AND GENERALLY ALL PERSONS HAVING OR CLAIMING UNDER, BY OR THROUGH ANNIE M. MEEHAN,

#216442

SUPREME COURT OF THE STATE OF NEW YORK

COUNTY OF QUEENS; INDEX NO. 721154/2022 FILED 10/07/2022 PLAINTIFF BANK OF NEW YORK MELLON TRUST COMPANY, NA, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF MORTGAGE ASSETS MANAGEMENT SERIES I TRUST V UNKNOWN HEIRS OF THE ES-

#216589

2ND DEPARTMENT / New Business Formations

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.

#215761

TC CRAFTSMAN LLC

TC CRAFTSMAN LLC, ARTS. OF ORG. FILED WITH THE SSNY ON 03/18/2024. 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, PO BOX 4176, SUNNYSIDE, NY 11104. PURPOSE: ANY LAWFUL PURPOSE.

#215976

134-20 57 LLC

134-20 57 LLC, ARTS OF ORG. FILED WITH SEC. OF STATE OF NY (SSNY) 3/18/2024. CTY: QUEENS. SSNY DESIG. AS AGENT UPON WHOM PROCESS AGAINST MAY BE SERVED & SHALL MAIL PROCESS TO 120 AYERS RD, LO-

CUST VALLEY, NY 11560. GENERAL PURPOSE

#216258

NIMBUS GROUP LLC

NOTICE OF QUALIFICATION OF NIMBUS GROUP LLC, FICTITIOUS NAME: NIMBUS EXPRESS LLC. AUTHORITY FILED WITH SECY. OF STATE OF NY (SSNY) ON 03/25/24. OFFICE LOCATION: QUEENS COUNTY. LLC FORMED IN DELAWARE (DE) ON 06/06/23. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: 24177A OAK PARK DRIVE, LITTLE NECK, NY 11362. ADDRESS TO BE MAINTAINED IN DE: 16192 COASTAL HWY, LEWES, DE, 19958. ARTS OF ORG. FILED WITH THE SECY. OF STATE, 401 FEDERAL ST., STE. 4, DOVER, DE 19901. PURPOSE: ANY LAWFUL ACTIVITIES.

#216504

149-27, 117 LLC

149-27, 117 LLC, ARTS OF ORG. FILED WITH SEC. OF STATE OF NY (SSNY) 3/21/2024. CTY: QUEENS. SSNY DESIG. AS AGENT UPON WHOM PROCESS AGAINST MAY BE SERVED & SHALL MAIL PROCESS TO GREGORY J. TEMBECK ESQ., 2500 WESTCHESTER AVE, STE 109, PURCHASE, NY 10577. GEN-

ERAL PURPOSE

#216691

GNII LLC

GNII LLC FILED 4/1/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL TO: 35-43 165TH ST., FLUSHING, NY 11358. PURP: ANY LAWFUL.

#216695

SZNS GROUP LLC

SZNS GROUP LLC FILED 4/5/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL TO: 2228 125TH ST., COLLEGE POINT, NY 11356. PURP: ANY LAWFUL.

#216696

37-53 78TH ST LLC

37-53 78TH ST LLC FILED ARTICLES OF ORGANIZATION WITH THE SECRETARY OF STATE OF NEW YORK (SSNY) ON 03/07/2024. OFFICE: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL COPY OF PROCESS TO THE LLC TO 62-94 WETHEROLE ST, REGO PARK, NY, 11374. PURPOSE: ANY LAWFUL PURPOSE.

#216942

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.

#215764

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.

#215783

11361

GESTALT REHAB LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: GESTALT REHAB LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 3/10/2024. 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 ROBERT HUANG 45-55 OCEANIA STREET, FLOOR 1 BAYSIDE, NY, 11361. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#215936

TATE OF JACQUELINE STALEY; JOHN STALEY; UNITED STATES OF AMERICA O/B/O INTERNAL REVENUE SERVICE; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE PUBLICATION TO THE ABOVE NAMED DEFENDANTS: UNKNOWN HEIRS OF THE ESTATE OF JACQUELINE STALEY YOU ARE HEREBY SUMMONED TO ANSWER THE AMENDED COMPLAINT IN THE ABOVE CAPTIONED ACTION AND TO SERVE A COPY OF YOUR ANSWER ON THE PLAINTIFF'S ATTORNEY WITHIN TWENTY (20) DAYS AFTER THE SERVICE OF THIS SUMMONS, EXCLUSIVE OF THE DAY OF SERVICE, OR WITHIN THIRTY (30) DAYS AFTER COMPLETION OF SERVICE WHERE SERVICE IS MADE IN ANY OTHER MANNER THAN BY PERSONAL DELIVERY WITHIN THE STATE. THE UNITED STATES OF AMERICA, IF DESIGNATED AS A DEFENDANT IN THIS ACTION MAY ANSWER TO APPEAR WITHIN SIXTY (60) DAYS OF SERVICE HEREOF. IN CASE OF YOUR FAILURE TO APPEAR OR ANSWER, JUDGMENT WILL BE TAKEN AGAINST YOU BY DEFAULT FOR THE RELIEF DEMANDED IN THE AMENDED COMPLAINT. NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME IF YOU DO NOT RESPOND TO THIS SUMMONS AND AMENDED 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 PUBLICATION AND PROTECT YOUR PROPERTY. SENDING 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 (BANK OF NEW YORK MELLON TRUST COMPANY, NA, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF MORTGAGE ASSETS MANAGEMENT SERIES I TRUST) AND FILING THE ANSWER WITH THE COURT. TO THE ABOVE NAMED DEFENDANTS: THE FOREGOING PUBLICATION IS SERVED UPON YOU BY PUBLICATION PURSUANT TO AN ORDER OF THE HON. CARMEN R. VELASQUEZ J.S.C, A JUSTICE OF THE SUPREME COURT OF THE STATE OF N.Y., DATED MARCH 27, 2024 AND FILED ALONG WITH THE SUPPORTING PAPERS IN THE QUEENS COUNTY CLERK'S OFFICE. THIS IS AN ACTION TO FORECLOSE A MORTGAGE ON THE PROPERTY LOCATED 1022 213TH STREET, JAMAICA A/K/A QUEENS VILLAGE, NY 11429 BLOCK: 11126 LOT:43 QUEENS COUNTY IS DESIGNATED AS THE PLACE OF TRIAL BASED UPON THE LOCATION OF THE PROPERTY BEING FORECLOSED. ATTORNEYS FOR PLAINTIFF: STERN & EISENBERG, PC, 20 COMMERCE DRIVE, SUITE 230, CRANFORD, NJ 07016T:(516) 630-0288.

#216589

11372

72 CEDAR REALTY LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: 72 CEDAR REALTY LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 4/1/2024. 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 BERTHA ZAMBRANO, 9419 A ROOSEVELT AVE JACKSON HEIGHTS, NY, 11372. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#216451



Our World In Pictures

In this courtroom sketch, Donald Trump, second from right, and his defense team discuss jurors after voir dire in Manhattan criminal court, Thursday, April 18, 2024, in New York.

Elizabeth Williams via AP, Pool



New York City police officers in riot gear stand guard as demonstrators chant slogans outside the Columbia University campus, Thursday, April 18, 2024, in New York. The protesters were calling for the school to divest from corporations they claim profit from the war in the Middle East.

AP Photo/Mary Altaffer

2ND DEPARTMENT / NEW BUSINESS FORMATIONS

11385 PALIKAY I LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: PALIKAY I LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 2/21/2024. 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, 1625 NORMAN STREET RIDGEWOOD, NY, 11385. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#216244

CMD TECHNOLOGIES LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: CMD TECHNOLOGIES LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 2/15/2024. 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 CMD TECHNOLOGIES LLC 6088 70TH AVENUE, 2ND FLOOR RIDGEWOOD, NY, 11385. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#216268

11417 CURLENE GRAND LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: CURLENE GRAND LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 2/14/2024. 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 SWARTI SEERAM, 106-57 95TH STREET OZONE PARK, NY, 11417. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#216518

11429 JORDAN CONSULTANTS LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: JORDAN CONSULTANTS LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 3/9/2024. 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 JUNNIE CAMPBELL 206-12 104TH AVENUE, QUEENS VILLAGE, NY, 11429. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#216291



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IT'S IN QUEENS

Have you ever heard of psychedelic Korean folk music? What about men doing female ballet? Poetry theater? It's all in Queens this week, as well as Earth Day celebrations, apple blossoms, and a Buddhist New Year fun.

Coreyah: Psychedelic Korean Folk
Friday, April 19, 8 pm.

Six talented musicians blend traditional Korean instruments, vocals, guitar, and percussion to create a unique sound.
Queens College's LeFrak Concert Hall, 153-49 Reeves Ave., Flushing

Les Ballets Trockadero De Monte Carlo
Friday, April 19, 8 pm.

This all-male ballet troupe performs classical ballet with male dancers in both gender roles. The fact that men dance all the parts – heavy bodies delicately balancing on toes as swans, romantic princesses, or angst-ridden Victorian ladies – enhances, rather than mocks, the spirit of dance.
Queensborough Performing Arts Center, 222-05 56th Ave., Bayside

Floyd Bennett Field Public Arts Festival
Friday, April 19- Sunday, April 21.

Site-specific digital art (with 22 artists), music by Wild Yaks, Sesame Flyers, and Batalá, an interactive video performance piece, a silent disco, open house-style access to historic buildings, nature activities, and more.
Floyd Bennett Field, 50 Aviation Rd., Brooklyn side of Rockaway Inlet

Armstrong Archival Tour
Friday, April 19, 2 pm.

Embark on a historic journey through the pages of Louis Armstrong's legacy at the Louis Armstrong Center Archives with Director of Research Collections Ricky Riccardi.
Louis Armstrong House Museum, 34-56 107th St., Corona

David Lebrun: Looking Back, Moving Forward
Friday, April 19, Saturday, April 20.

For nearly six decades, David Lebrun has produced films that encompass such genres as experimental animation to documentary, informed by his background in anthropology, as well as his interest in psychedelia, spirituality, and philosophy.
Museum of the Moving Image, 36-01 35th Ave., Astoria's Kaufman Arts District

The Cubes
Friday, April 19, 10 am.

A ribbon-cutting and special event to launch a 2,640 square-foot, two-story, community use building constructed from upcycled shipping containers.
Socrates Sculpture Park, 32-01 Vernon Blvd., Long Island City

Decorative Lights DIY Workshop
Friday, April 19, 4 pm.

Teaching artist Sari Nordman leads a workshop on creating art with recycled plastic, synthetic garments, yarn, and decorative pieces, such as beads and ribbons.
King Manor Museum, 150-03 Jamaica Ave.

Apple Blossom Children's Carnival



A ribbon-cutting for a new community use building at Socrates Sculpture Park on Friday.
Photo via QEDC

Saturday, April 20, Sunday, April 21, 11 am to 6 pm

Welcome Spring with a Merry Go Round in the orchard and other rides, midway games, animals, food, and hayrides.. Repeats the following weekend.
Queens County Farm Museum, 73-50 Little Neck Pkwy., Glen Oaks

Queens Water Lantern Festival
Saturday, April 20, 4:30 pm.

Food trucks, activities, live music and a 7 pm workshop to design water lanterns with positive messages of healing, hope, love, and peace. The launch then runs from 7:30 pm to 9 pm as floating lanterns light the night.
Fountain of the Planets, Flushing Meadows Corona Park

Global Mashup: Mali Meets Mexico
Saturday, April 20, 7 pm.

Master kora player Yacouba Sissoko plays West African songs. The Juntas Chicas duo amplifies female voices in traditional Mexican music. Then, the two groups jam together. Dance lessons at 7 pm; performance at 8 pm.
Flushing Town Hall, 137-35 Northern Blvd.

Songkran
Saturday, April 20, noon.

This celebration of Buddhist New Year features music, Thai boxing, dance, and lots of food. Participating restaurants include James Beard Award semifinalist Zaab Zaab, rice-and-curry hotspot Khao Kang, boat noodle spot Pata Papelean, Thai-Japanese fusion joint Spicy Shallot, Hug Esan, Ayada, dessert specialist Khao Nom, and casual eatery Tea Cup Cafe.
Little Thailand Way, a stretch of Woodside Avenue between 77th Street and 76th Street

Green Day
Saturday, April 20, noon.

Celebrate Earth Day with free, family-friendly, hands-on activities. Participate in upcycled craft projects with Materials for the Arts and make cyanotypes with Artist Fellow Landon Newton. Leave with a healing piece of nature from herbs to beeswax candles. Food vendors include Pinche Vegana and Makina Cafe.
Socrates Sculpture Park, 32-01 Vernon Blvd., Long Island City

Hands-On Science: Ocean in a Bottle
Saturday, April 20, 1 pm.

Use recycled plastic water bottles to make an ocean in a bottle. Ingredients and an aquatic critter provided.
King Manor Museum, 150-03 Jamaica Ave.

Field Guide
Saturday April 20 - Oct. 26.

Workshops that combine art making with natural materials, gardening, and experiments in sustainability, that celebrate the senses. This year begins a new partnership with Aurora Commons.
Socrates Sculpture Park, 32-01 Vernon Blvd., Long Island City

The Repressions
Saturday, April 20, 8 pm.

Coffee, tea, wine, art, and cool indie music.
Espresso 77, 35-57 77th St., Jackson Heights



Les Ballets Trockadero De Monte Carlo performs at Queensborough Performing Arts Center.
Photo via QEDC

Clepsydra III
Sunday, April 21, 1 pm + 3 pm.

LIC-based Valerie Green/Dance Entropy performs two dynamic, site-specific, physical investigations into water, time, and environment accompanied by music with Ronnie Burrage. The dance explores coastal ecosystems and the delicate balance and shifting nature of rivers and water lines.
New York Hall of Science's Connected Worlds Exhibition, 47-01 111th St., Corona

The Tamburitans
Sunday, April 21, 3 pm.

Take a two-hour journey through the towns, back roads, and villages of East Europe's Old Country with live music on authentic instruments, singing, dancing, and high energy. Thirty-six performers and hundreds of colorful costumes.
Queensborough Performing Arts Center, 222-05 56th Ave., Bayside

Earth Day Celebration
Sunday, April 21, Monday, April 22.

Beekeeping, live music, a planting and veggie stamp craft workshop, a honey candle workshop, sampling of local honey products, and various raffles and giveaways for eco-friendly prizes. Gifts, product sampling, and craft materials while supplies last. Schedule: April 21, 2 pm to 4 pm; and April 22, 4 pm to 6 pm.
The Shops at Skyview, Level 4, 40-24 College Point Blvd., Flushing

The Selfish Giant
Sunday, April 21, 3 pm.

PinProductions, a Sunnyside-based video-and-theater company that specializes in puppetry and animation, performs an adaptation of Oscar Wilde's classic tale about a giant who builds a wall around his garden to keep out the town's children. Mission accomplished, but then his garden plunges into an endless winter.
Culture Lab LIC, 5-25 46th Ave., Long Island City

Earth Celebration Week
Sunday, April 21, Sunday, April 28.

Daily workshops, activism, games, performances, and other nature-related activities.
New York Hall of Science, 47-01 111th St., Corona

Green Garden/Green Plant
Sunday, April 21, 1 pm.

An Earth Day celebration with a scavenger hunt, eco-collages, window-sill plantings, book swap, crafts, and other activities.
Voelker Orth Museum, 149-19 38th Ave., Flushing

Celebrating Earth Day
Sunday, April 21, noon.

Three hours of activities that celebrate the planet's beauty and promote eco-consciousness through drop-in workshops and storytelling sessions led by Queens-based poet Tara Jayakar.
Queens Museum, NYC Building, Flushing Meadows Corona Park

Spring Break Camp (The Witch of the Blue Bell Woods)



LIC-based artist Valerie Green performs two shows in Corona.
Photo via QEDC

Monday, April 22 - Friday, April 26.

Five days of theater, games, and putting a show together. Suitable for youngsters ages six to 12; daily from 10 am to 5 pm.
The Secret Theatre Academy, 50-12 Skillman Ave., Sunnyside

Riddim Section Presents: Steven Kroon
Wednesday, April 24, 8 pm.

Steven Kroon has worked with such notables as Luther Vandross, Ron Carter, Aretha Franklin, and Lady Gaga. His band is a high-energy Latin Jazz Sextet.
Jamaica Performing Arts Center, 153-10 Jamaica Ave.

Jest Kidding! Comedy Show
Wednesday, April 24, 8 pm.

This lineup of professional and up-and-coming comedians includes Kai Vetteth, Barak Ziv, Veronica Garza, Alexis Bradby, and Drew Jordan.
QED Astoria, 27-16 23rd Ave.

Yto Barrada
Thursday, April 25, TBA.

The unveiling of Yto Barrada's large-scale installation in the courtyard. It's composed of colorful concrete blocks stacked into pyramidal towers. Visitors can sit on and explore the lower parts, providing an interactive experience and a setting for the summer Warm Up music series.
MoMA PSI, 22-25 Jackson Ave., Long Island City

Boann and the Well of Wisdom
Thursday, April 25 - Sunday, April 28.

This play is a poetic drama based on an Irish goddess who created the River Boyne. Her father, Nechtan, and she run the White Cow pub atop a forbidden well. Shows are April 25, 26, and 27 at 8 pm and April 28 at 3 pm.
Greek Cultural Center, 26-80 30th St., #2BA, Astoria

Ritual4Return
Thursday April 25 - May 30.

This six-week workshop teaches justice-impacted individuals tools and confidence as they transition from prison back to their communities and new stages of life.
Louis Armstrong Center, 36-40, 107th St., Corona

Queens borough-based jail expansion should be reversed, council says

Continued from page 1

Queens Councilmembers Tiffany Cabán, Nantasha Williams, Julie Won and Jennifer Gutierrez, said in their letter that building the women's facility out is not only unnecessary but dangerous.

"[I]t is urgent that we prioritize reducing the number of women in custody now and revert back to the originally planned 126 beds at Kew Gardens," the councilmembers said in their letter.

"We have the means to reduce our jail population and to do so is a moral and practical imperative as we chart the course for the borough jails," they added. "There is no reasonable justification – practical, fiscal, or humanitarian – for the city to more than triple its planned incarceration of women and gender-expansive people."

According to the lawmakers, women are often arrested and placed into custody "unjustly," including instances in which they are attempting to defend themselves against intimate partner violence. Nearly half of all women detainees are survivors of domestic or sexual violence, according to the councilmembers.

They also claimed women and gender-expansive people are at particular risk of harm at the already dangerous jail where over two dozen people have died in the past two years.

Last fall, over 700 allegations of sexual assault against women in the city's jails were made through the Adult Survivors Act, a New York law that opened a window for victims of sexual violence to file lawsuits against their alleged abuser.

Around 59 percent of all Adult Survivors Act suits filed named the Department of Correction as a defendant, according to analysis published by Gothamist.

According to the DOC, the agency has attempted to institute a number of changes in an effort to better track and respond to claims of sexual violence against both detainees and correctional officers.

The City Council is expected to hold a hearing on how the agency responds to claims of rape and other forms of sexual violence in the coming weeks.

In a statement to the Eagle, a City Hall



City Councilmember Sandy Nurse, who led a group of lawmakers in calling on the mayor to reverse a plan to expand the number of beds for women and gender-expansive detainees at the upcoming Kew Gardens jail.

File photo by Emil Cohen/NYC Council Media Unit

spokesperson defended the city's expansion of the women's facility at Kew Gardens.

"With the city's current jail population about twice the size of the system's capacity under the borough-based jails plan, it is painfully clear that the plan approved under the last administration leaves open serious questions about the city's ability to keep New Yorkers safe," the spokesperson said.

"The revised number of beds in each of the four facilities reflects an honest accounting of the realities of the criminal justice system and public safety in our city, including maintaining critical services for those in custody," the spokesperson

added. "This is what we must do to protect public safety, provide humane conditions for those in custody, and close the jails on Rikers Island – there is simply no other path forward."

But advocates and lawmakers say that the Adams administration has made little effort to reduce the number of people incarcerated in New York City.

Under Adams, arrests have gone up, as have the issuance of criminal summonses. Programming on Rikers Island aimed at cutting back at recidivism has been cut – only to be partially restored months later. Early release programs have been stalled or put on hold. Additionally,

the administration has missed a number of deadlines laid out in the city's plan to close Rikers.

Also, the borough-based jail program has seen tremendous delays. Only one of the facilities – the jail to be built in Brooklyn – has gone through the city's contracting system. Still, the Brooklyn facility isn't expected to be completed until 2029, two years after Rikers is set to close.

Advocates say that rather than expand the number of beds, the city should be working to provide treatment to those being sent to Rikers, where around half the population has been diagnosed with a mental illness.

"We're looking to expand the beds based on how you are locking people up, versus really assessing people's needs, and then taking it from there," Rev. Sharon White-Harrigan, the executive director of the Women's Community Justice Association, told the Eagle during a recent interview. "The mayor stated this himself – if we were to take those who that have mental health concerns, those with addictions off of the island, that would be half the population right there."

The Women's Community Justice Association previously created a plan to get the number of women and gender-expansive people in the city's custody below 100. In their letter, the councilmembers called on the mayor to refer to that plan, which was created alongside the Independent Rikers Commission, the Center for Court Innovation

and John Jay's Data Collaborative for Justice.

"The steps were viable and backed by decades of data, but to date we have not seen a concerted effort to implement any of the report's recommendations, only plans to grow the number of women in detention," the councilmembers said.

There are currently around 360 people being held in the women's facility on Rikers Island, known as the Rose M. Singer Center, or Rosie's. The population there has grown by over 50 percent since Adams took office – Rikers' overall population has grown by around 17 percent in the same time period, according to DOC data.

BEHIND THE BENCH

Justice Anna Culley has seen a lot over two decades behind the bench

By Ryan Schwach
Queens Daily Eagle

With 20 years behind the bench, Judge Anna Culley has seen more than her fair share of cases.

Now a Supreme Court justice in the 11th Judicial District, sitting in Queens Civil Term, the Ozone Park native was encouraged to head into the legal field from a young age.

"Being a lawyer opens a lot of doors and opportunities for you in almost every field," she said. "The law is involved somehow in entertainment, sports, insurance – in every field, people need lawyers."

She began her career on Queens Boulevard working as an assistant district attorney, a role she held for only a few years before moving to the court system, and eventually ascending to the bench.

"Most of my legal career, more than half of it, has been spent on the bench," she said.

Culley spent time doing small claims, and a full decade in the matrimonial part before transitioning to IAS cases just under two years ago.

She said she had fond memories of both small claims, and matrimonial law.

"Small claims is really like the people's court," she said. "You feel like you're really helping people."

In matrimonial, she said the counseling aspect of working with families saw her often switching out the judge's robes for a metaphorical psychiatrist's hat.

"You really get a sense that you're really helping people, you're one on one with them, you're counseling them," she said.

She said that being a lawyer, you see the world in a different way, a way that helps you both inside and outside of the courthouse, because of understanding you gain of the world, how things work, and people.

"You meet people that are very wealthy and

you meet people that you want to go in your pocket and give money to because they don't have money to buy food," she said.

Now, with decades of experience behind the bench, Culley says her various experiences from the DA's office, to small claims to IAS has given her a unique perspective.

"I feel like I bring a lot of different things with me sitting on the Supreme Court bench," she said. "I sat on the criminal side, I sat in the lower civil side, and when you're on the lower civil side you do get cases that are knocked down from supreme, so it's definitely a great prep for you before you come up to supreme."

That experience also now helps her mentor and assist the new judges who come up to the bench.

"I've made myself available when they have issues," she said. "If you want to know how I would do it or what I think...I always try to help the new judges coming in."



Supreme Court, Civil Term Judge Anna Culley.
Courtesy of Culley