

QUEENS TODAY

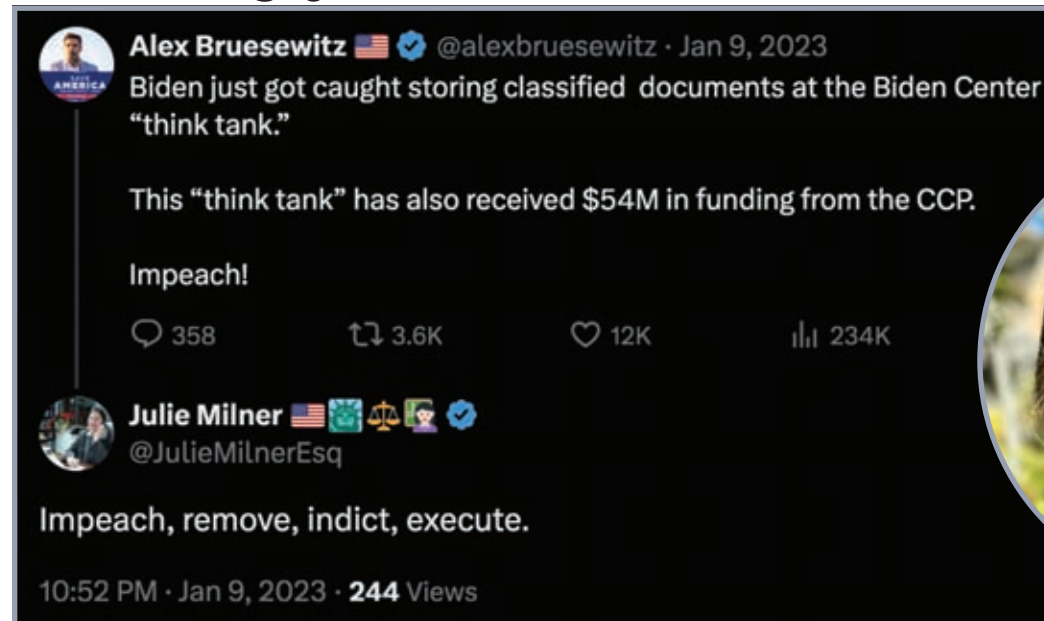
MAY 3, 2024

QUEENS DISTRICT ATTORNEY MELINDA KATZ said that a 16-year-old has been indicted for first-degree assault and first-degree robbery for shoving a 68-year-old woman down the steps of a Briarwood church on April 7, leaving the seriously injured victim on the sidewalk and then stealing her purse and car. He was also indicted for a separate incident for allegedly stealing another woman's car days earlier. The defendant, who remains unidentified, was arraigned on a 12-count indictment charging him with two counts of robbery in the first degree, two counts of robbery in the second degree, assault in the first and second degrees, four counts of grand larceny in the fourth degree and two counts of criminal possession of stolen property in the fourth degree. Supreme Court Justice Bruna DiBiase ordered the defendant, who faces up to 25 years in prison if convicted, to return to court on May 15. "An assault on an elderly woman walking into church on a Sunday morning is unconscionable," said Katz. "After allegedly pushing the woman down the stairs, the defendant robbed her and stole the woman's car. We are grateful that the victim is recovering and that we were able to secure serious charges against him from the grand jury."

A MAN WAS KILLED IN A GARAGE fire in Jamaica on Thursday morning, ABC reports. Firefighters responded to the fire on 89th Avenue around 2 a.m. There, fire officials say they found the body of a 47-year-old man after the blaze was put out. Authorities say it appears the man may have been working on his car at the time of the fire. It took about an hour for firefighters to put out the blaze, and the garage collapsed in the process. The cause of the fire is under investigation.

SUFFOLK COUNTY DISTRICT ATTORNEY Raymond Tierney said that Corona residents Valerie Owusu, 28, and Emmanuel Addae, 28, were each sentenced to 25 years to life in prison after a jury found them each guilty of murder for the 2021 beating death of Owusu's 5-year-old son, King Owusu. The evidence at trial established that between March 30 and April 1, 2021 Owusu and Addae brutally beat King with multiple instruments inside of their apartment in Lefrak City. The couple watched King's physical condition deteriorate for approximately three days until King lost consciousness. During that time, both Owusu and Addae did not call 911, take King to the doctor, or provide any medical care to the child. On April 1, 2021, Owusu and Addae brought King to a family member's home in Brentwood where succumbed to his injuries. The Suffolk County Police Department was called to the Brentwood home after another family discovered that the boy was deceased. The child was taken to Southside Hospital where he was pronounced dead.

Democratic judicial candidate in Queens seemingly called for Biden's execution online



Julie Milner (inset) is running for the Civil Court bench in Queens as a Democrat. She's tweeted in the past seemingly calling for the president's execution. Photos via Milner/X

By Jacob Kaye
Queens Daily Eagle

Julie Milner, an attorney running for a spot on Queens' Civil Court bench, is a prolific tweeter.

Sometimes taking to the social media site X – formerly known as Twitter – a dozen or more times in a single day, Milner often posts her daily Wordle score, wishes congratulations to those finding success or sends her sympathies to those going through hard times. She retweets stories from news outlets about local cultural or weather events, and posts pictures from the campaign trail.

But Milner's social media account also appears to show a judicial candidate prone to

spreading conspiracy theories, and one who shares opinions on a number of political topics despite judicial ethics rules that prohibit similar comments.

A deep dive into her feed on X unveils that Milner, who is running as a Democrat, has previously latched on to issues championed by the far-right. She has tweeted seemingly in support of bans on LGBTQ+ books – which she called "filthy, pornographic smut" – in school libraries and has questioned the efficacy and safety of the COVID-19 vaccine.

Milner has also retweeted posts from a number of accounts associated with former President Donald Trump's MAGA movement. Many of those accounts appear to espouse rac-

ist, transphobic and antisemitic rhetoric.

On at least two occasions, Milner herself appeared to call for the execution of President Joe Biden.

"Impeach, remove, indict, execute," Milner tweeted twice in January 2023 in response to posts about Biden's alleged improper handling of classified documents.

In an email, Milner declined to comment on specific tweets brought to her attention by the Eagle, including the tweet about Biden's execution.

"I am a Common Sense Democrat and not part of the MAGA movement," Milner said. "I follow a wide range of accounts on Twitter and

Continued on page 2



Queens pols call for closure of smoke shop as new law takes effect

Queens elected officials rallied against a Jackson Heights smoke shop on Wednesday as the city gains more enforcement powers. Eagle photo by Ryan Schwach

By Ryan Schwach
Queens Daily Eagle

As the city gets the ability to shutter illegal cannabis shops across the five boroughs, Western Queens electeds targeted a single one in Jackson Heights this week.

On Wednesday, officials and parents spoke in front of Hazeland, an illegal smoke shop on 82nd Street in Jackson Heights, which is perched directly across from a Pre-K to 12 school.

Officials spoke out against the shop, which like many others targeted by community members across the city, is unregulated and allegedly illegally markets toward kids, while flaunting state weed regulations.

"It is unacceptable to our community to have these unlicensed weed shops spreading and spreading throughout our neighborhood, throughout our city, and we have had enough of it," said City Councilmember Shekar Krishnan. "They are a public health hazard, and they are actually undermining the licensing scheme that the state government has already set up. They are undermining licensed businesses. They are

See story on page 16

Democratic judicial candidate spreads conspiracies, far-right talking points online

Continued from page 1

prior to my candidacy have engaged in public discourse, which is the foundation of democracy.”

Indeed, Milner’s tweets reflect a wide range of positions that aren’t easily categorized into one political ideology.

While she’s retweeted a post from right-wing media personality Mark Levin – in which Levin linked to a story suggesting that financial support for the recent pro-Palstinian protests on college campuses comes from George Soros, the billionaire who far-right figures often use a stand-in for a conspiracy theory that wealthy Jews are behind a plot to implement a new world order – she’s also posted positive messages about a number of local Democratic lawmakers.

When moderate Democrat Tom Suozzi was elected to Congress earlier this year, defeating Republican candidate Mazi Pilip, Milner tweeted, “Democracy won after all.”

But a week prior to Suozzi’s election, Milner retweeted a post from Republican Congressman Elise Stefanik, in which the staunch Trump ally said that Biden was “unfit to be President of the United States.”

During the height of the pandemic, Milner fired off a number of tweets that echoed, at the time, positions taken by right-wing Republicans in regard to the vaccine.

“No one can prove that vaccines didn’t cause or exacerbate autism,” Milner said in a July 2022 tweet. “Ask parents of children on the spectrum when the symptoms started. Right after the vaccine.”

In April 2021, Milner retweeted a story from NBC New York about a pause on the Johnson & Johnson vaccine due to rare complications. In response, Milner said, “Does anyone believe the vaccine is being pulled for ‘rare’ complications? Wake up.”

Her April tweet was followed by an emoji of sheep, which is often used to derogatorily refer to a group of people who are docile and easily influenced by those in power.

Milner has also tweeted seemingly in support of a number of conspiracy theories, some of which have been pushed by right-wing leaders.

In three separate tweets, Milner claimed that the “Oswald narrative,” or the widely held belief that John F. Kennedy was fatally shot by Lee Harvey Oswald, was a lie.

In a tweet from January of this year, Milner appeared to claim that a group of Proud Boys, who have been described by the Southern Poverty Law Center as an “alt-right fight club,” riding on a New York City subway were actually federal agents.

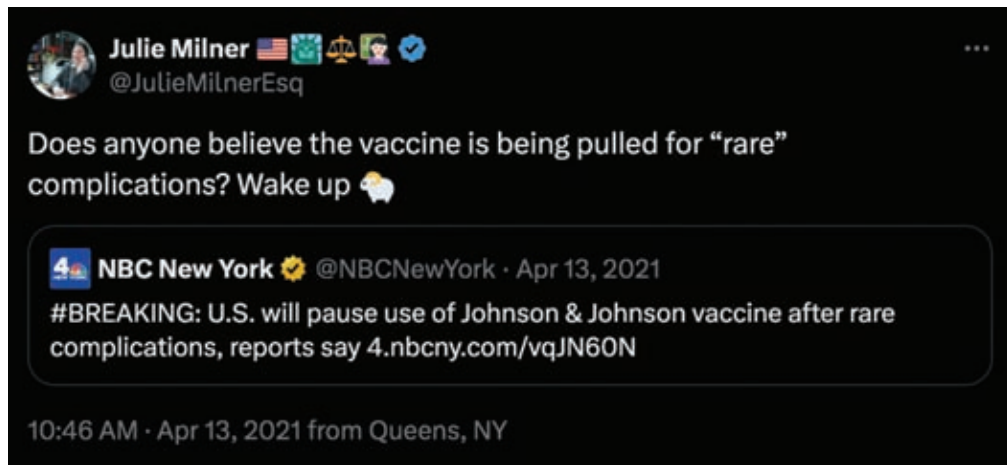
The conspiracy theory echoes those of a number of far-right figures, who have previously claimed the federal government has been behind a number of “false flag” operations organized to confuse the public.

Milner, a civil rights attorney, is running for one of two vacant Civil Court seats in the borough as a Democrat.

In the Democratic primary in June, she’ll face off against attorneys Sharifa Nasser-Cuellar and Amish Doshi, both of whom are backed by the Queens County Democratic Party. Also on the ballot will be Glenda Hernandez.

Both Milner and Hernandez’s campaigns are associated with Hiram Monserrate, the former state senator who was expelled from the legislative body after he was convicted of misdemeanor assault charges involving an incident with his then-girlfriend. He later served time in federal prison because of corruption charges related to his time in the City Council.

Monserrate, who has successfully backed around a half dozen judicial candidates in their bids against Queens County Democratic Party candidates in the past several years, declined to



An April 2021 tweet from judicial candidate Julie Milner appearing to question the efficacy and safety of the COVID-19 vaccine. Screenshot via Milner/X



A March 1 tweet from judicial candidate Julie Milner. Screenshot via Milner/X



A September 2020 tweet from judicial candidate Julie Milner. Screenshot via Milner/X

comment for this story through a spokesperson. Milner appears to have pitched herself to voters as the anti-establishment candidate in the race for Civil Court, according to her social media account. “These judicial seats for far too long have been used as party favors for political hacks,”

Milner said in a March 2 tweet. “These seats belong to We the People and we’re taking them back.”

But Milner also appears to have campaigned on a number of political issues, despite the fact that the state’s judicial ethics rules mostly forbid candidates from taking positions on nearly

all political topics. In her emailed statement to the Eagle, Milner said that since announcing her candidacy she has “curtailed my speech to conform to the ethical rules.”

“It is vital that our judges come to the bench with an open heart and free mind so that each case is ruled upon solely on the law and its applicability to the facts,” Milner told the Eagle.

According to the state’s judicial ethics guide, judicial candidates may not make a pledge or promise to “[i]mply a predisposition to decide particular classes of cases in a particular way.”

Also according to the judicial ethics guide, the Commission on Judicial Conduct – the watchdog group that investigates complaints against judges – has previously admonished a judge for “statements which, when viewed in their entirety, conveyed bias because they ‘single[d] out a particular class of litigants for special treatment.’”

In a March 1 tweet, Milner said that “we need to...make sure to elect judges who are sympathetic to homeowners and small landlords.”

She signed off that tweet using the hashtag “Julie4Judge.”

Similarly, she’s tweeted a number of times using the “BackTheBlue” hashtag, which is used to signal support for police officers.

“Judges have to come in ready to read the law, ready to take the evidence in and make a ruling based on that,” said Antonio Alfonso, the political director of the Queens County Democratic Party, whose candidates are running against Milner. “They should not be coming into Civil Court already assuming that one side over the other is going to win, just because of X [reason].”

Milner is seemingly aware of the ethics rules governing judicial candidates, having tweeted about them several times.

“I’m running against the machine,” Milner said in a Feb. 17 tweet, around half a month before she tweeted about electing judges who will be sympathetic to small landlords. “That’s why I locked down my account and curtailed my political speech. Judicial candidates’ ethical rules are tricky.”

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

INTERNS
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.

Choose the newspaper you want sent to your home – or your computer.

Dear Readers,
During Pandemic, with limited opportunities to pick up our newspapers, we offered and sent print editions in a digital format to you.

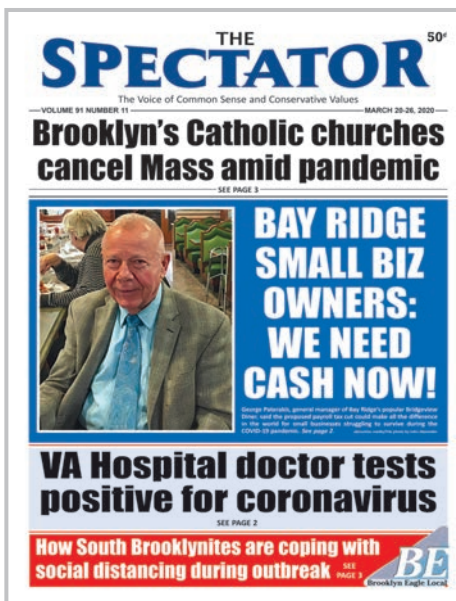
Now we can mail hard copies to your homes and business if you prefer. Please send your request to receive copies to Jen Hopewell (jdh@brooklyneagle.com); please specify if you would like digital version of print editions sent to you as well.

Our newspapers, collectively and continuously, have been publishing for more than 600 years when you add up all the local news service. The HEIGHTS PRESS, BROOKLYN RECORD, and the SPECTATOR have been publishing since the 1930s; the HOME REPORTER since the 1950s and the PHOENIX, and the GAZETTE since the 1970s.

BROOKLYN DAILY EAGLE, of course, goes back to 1841.

We hope you will support our efforts in local journalism.

Jen Hopewell,
Assistant to the Publisher
jdh@brooklyneagle.com



As campus protesters blast ‘brutal and spineless tactics,’ City Hall touts ‘precision policing’

By Gwynne Hogan and Katie Honan
THE CITY

New York City Mayor Eric Adams and top police officials continued to blame “outside agitators” for the campus protests against the war in Gaza that have swept the nation.

At a press briefing Wednesday morning, officials confirmed they’d arrested nearly 300 people in back-to-back crackdowns on protests at Columbia University and the City College of New York overnight.

Police officials said they are also keeping tabs on the remaining protest encampments around the city. As of Wednesday, college pro-Palestinian demonstrators calling for divestment from Israel were still camped out at NYU and the Fashion Institute of Technology, while demonstrators at Fordham University’s Lincoln Center Campus began their own encampment Wednesday morning.

By the evening, the NYPD had cleared the Fordham encampment as well, cops said. That became the fifth mass arrest of college students in New York City, since protesters at Columbia started camping out, calling for their university to divest from companies profiting off the war in Gaza on April 17.

All told, more than 500 demonstrators have been arrested at encampments at Columbia, NYU, and CCNY over the past two weeks.

At the press briefing earlier in the day, Adams reiterated a claim he and his top officials have made on national television appearances over the past several days: that the demonstrations have been fomented by “outside agitators.”

“There is a movement to radicalize young people and I’m not going to wait until it’s done and all of a sudden acknowledge the existence of it,” Adams said. “I’m not going to allow that to happen as mayor of the city of New York.”

Pressed multiple times during the press briefing to identify those “outside agitators,” officials declined to provide specifics.

“We’re in the process of sorting through all of the data that were covered last night,” said Rebecca Weiner, the department’s deputy commissioner of intelligence and counterterrorism who’s also listed as an adjunct professor at Columbia’s School of International and Public Affairs.

Weiner said it was too early to say how many of the 300 people arrested across two campuses Tuesday evening were directly affiliated with either institution. “So sifting through the names of everybody and whether they are affiliated with school or not, that takes time and we want to make sure that we’re giving you accurate information.”

Later, Fabien Levy, a deputy mayor for Adams, told reporters that Lisa Fithian, a prominent longtime activist not affiliated with Columbia, had



NYPD officials showed a photo of a barricade they said protesters used to block an entrance while occupying Hamilton Hall at Columbia University, May 1, 2024.

Credit: Ben Fractenberg/THE CITY

been there to back up city hall’s claim of outside agitators.

NYPD officials also brought in a chain and lock to the press conference, as well as to television appearances throughout the morning, as an example of something students would not have brought to school.

A reporter for the New York Times pointed out on Twitter that Columbia’s own public safety department was advertising the same locks on its website.

‘An Incredible Scene’

More details emerged from the crackdown that occurred on the City College of New York campus where NYPD used pepper spray and body-slammed some people during arrests. All told police arrested 173 people, officials con-

firmed Wednesday morning.

In a statement released by the released on X from the CUNY Gaza Solidarity Encampment, students described an array of injuries they’d suffered during the crackdown: an undergraduate student broke their ankle, two more suffered broken teeth, others were pepper sprayed at close range.

“We will not be intimidated by the brutal and spineless tactics,” the statement read. A spokesperson for the NYPD declined to comment on the students’ statement.

Columbia student organizers wrote that several students were taken to the hospital, while others were kicked in the face during the arrests.

A FDNY spokesperson confirmed one person from Columbia and two demonstrators from City College were taken to the hospital with minor injuries during the course of the evening.

One Columbia student organizer wrote on X that the NYPD had removed some students’ hijabs while they were in detention, something the NYPD has had to pay millions for in past settlements. The student organizer who tweeted the account couldn’t be reached for additional comment right away, and the NYPD didn’t immediately return a request for comment.

At Wednesday’s press briefing Mayor Eric Adams praised the NYPD’s mass arrests.

“Through the NYPD’s precision policing. We showed that the operation was organized, calm, and there were no injuries or violent clashes,” he said. “National independent journalists acknowledged what the police department did yesterday and they were on the ground to see and I want to be clear that we will continue to continue to use this level of professionalism.”

But at both raids, however, NYPD officials, as well as Columbia campus security, restricted access to reporters, erecting barriers around both campuses and, making it nearly impossible for those not already on site to observe arrests.

At Columbia, campus, student journalists and a CITY reporter were forced into adjoining buildings and blocked in for several hours, unable to observe officers entering Hamilton Hall, or the arrests of students who’d linked arms to try and block the entryway to the hall. Video of the start of the arrests recorded by FreedomNews.TV showed one protester rolling violently down the stairs.

At City College, where the reporters were also cordoned off, top NYPD officials posted their own video of themselves raising an American flag, proclaiming it “an incredible scene and proud moment.”

‘Left Us No Choice’

As campus protests against the war in Gaza that’s killed more than 34,000 Palestinians swept the nation, pressure has mounted on universities to clamp down on them. Some Jewish students have said the ongoing demonstrations have made them feel unsafe on campus and Columbia and City College both largely closed their campuses and moved to online classes.

Though Columbia President Minouche Shafik had expressed reluctance to deploy the NYPD on students for a second time, the administration said Tuesday, the occupation of Hamilton Hall, which occurred early that morning, forced the university’s hand.

“The events on campus last night have left us no choice,” a Columbia administrator wrote in a letter to NYPD officials requesting their help clearing the building, which was later shared on X by police officials. The letter also requested NYPD presence on campus through May 17 to assure no additional encampments sprout up.

In a similar letter also shared by the NYPD, officials from City College also requested backup from police saying “protesters have refused to comply with our directives to remove unauthorized structures and/or flags, banners, posters and the like.”

Noah Grady, a CUNY spokesperson, said they called the NYPD for backup after demonstrators attempted to break into one campus building, and successfully broke into an administrative building, vandalizing it and breaking glass.

“Students have a right to demonstrate peacefully and exercise their First Amendment rights. Tuesday night’s actions were taken in response to specific and repeated acts of violence and vandalism, not in response to peaceful protest,” he said. “CUNY will continue working to keep our community free from violence, intimidation and harassment.”

Columbia University has a long history of student-lead occupations. After a violent police crackdown on Vietnam War protests, “fall-out dogged Columbia for years,” according to the University’s own account of the era decades later.

In a statement Wednesday from President Minouche Shafik, she acknowledged “it is going to take a long time to heal.”

“I hope we can use the weeks ahead to restore calm, allow students to complete their academic work, and honor their achievements at Commencement.”

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



Columbia students and Palestinian-solidarity advocates march outside Columbia University the day after NYPD officers arrested people occupying Hamilton Hall, May 1, 2024.

Credit: Ben Fractenberg/THE CITY

Power Outages Linked to Heat and Storms are Rising, NYC Study Shows

By *Nina Flores and Joan A. Casey*
The Conversation

Many Americans think of power outages as infrequent inconveniences, but that's quickly changing. Nationwide, major power outages have increased tenfold since 1980, largely because of an aging electrical grid and damage sustained from severe storms as the planet warms.

At the same time, electricity demand is rising as the population grows and an increasing number of people use electricity to cool and heat their homes, cook their meals and power their cars. A growing number of Americans also rely on electricity-powered medical equipment, such as oxygen concentrators to help with breathing, lifts for movement and infusion pumps to deliver medications and fluids to their bodies.

For older adults and others with health conditions, a loss of power may be more than an inconvenience. It can be life-threatening.

We study environmental health, including the effects of extreme heat and storms on people. In a new study, we analyzed data from New York City and the surrounding area to understand how severe weather drives power outages and who is most at risk, particularly in urban areas.

Low-income communities often at highest risk

How quickly power returns in a community is often shaped by history.

Discriminatory practices such as redlining and zoning, which prevented nonwhite residents from obtaining mortgages or owning homes in certain areas, left marginalized groups living in more disaster-prone areas with poorer quality infrastructure. Studies show that both factors make these communities more likely to experience prolonged power outages.

Current policies can also exacerbate outages for these populations. For example, many electric utilities prioritize power restoration to regions with community assets, such as mass transit, hospitals, police or fire stations, and sewage and water stations, as well as regions with larger populations.

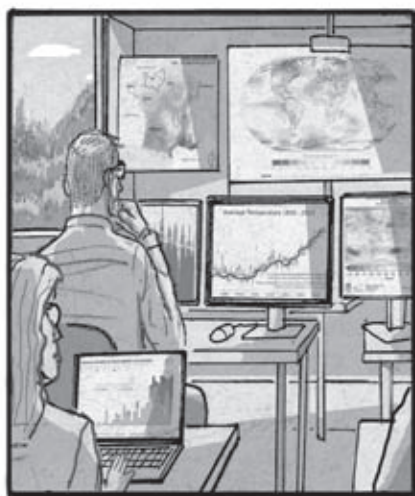
Though these guidelines appear neutral, they can inadvertently prolong outages for less populated areas and areas lacking resources, including these key assets. For example, following Tropical Storm Ida in September 2021, Con Edison outlined areas with important community assets as priorities for restoring power. Manhattan had power back within hours, while many low-income and largely nonwhite parts of Queens, the Bronx and Brooklyn waited for days.

Emerging evidence from studies on power outages in Texas, Florida, the Southeast and a national study, along with our new research in New York, shows that outages especially burden communities that don't have adequate funding.

Complex weather and battery-life thresholds

Across New York state, we found that 40% of all outages from 2017-2020 followed severe weather — heat, cold, wind, rainstorms, snowstorms or lightning — within eight hours. While each type of severe weather alone could lead to prolonged outages, in combination they resulted in much longer outages.

Statewide, for example, strong winds alone led to outages lasting 12 hours on av-



erage, and heavy precipitation resulted in outages lasting six hours on average. But when wind and precipitation happened simultaneously, the outages lasted closer to 17 hours on average.

A six- to eight-hour power-restoration threshold is particularly important for people who rely on electricity to power medical equipment. Many of these medical devices have backup batteries with capacities that do not exceed eight hours. That's one reason researchers considered eight hours to be a critical power restoration window for health.

We also looked at whether socially vul-

nerable communities faced more weather-driven outages than other communities. In short, the answer was yes, though the effects varied in different parts of the state and by the type of weather event.

In New York City, we found that heat, precipitation- and wind-driven outages occurred more frequently in socially vulnerable communities, including in Harlem, Upper Manhattan, the South Bronx and eastern Queens. This matters because socially vulnerable neighborhoods have higher poverty rates and lower-quality housing. Community members may lack access to health care or suffer from under-

lying health conditions.

On average, the duration of precipitation-driven outages was longest in areas of the city with the highest social vulnerability. In neighborhoods with vulnerability scores in the top 25% — meaning the most vulnerable neighborhoods — outages lasted 12.4 hours on average, compared with 7.7 hours in those neighborhoods in the bottom 25%.

In rural parts of the state, outages related to downpours or snowstorms were also longest in areas with high social vulnerability.

Outages are quick to follow heat spikes

As temperatures rise over the summer, it's important for communities to consider the dangers that outages can present for disabled persons, older adults and others with health conditions, particularly in socially vulnerable communities.

Extreme heat is one of the most dangerous meteorological phenomena. It causes nearly 400 premature deaths a year in New York City, according to city estimates.

With the granular data we obtained from the state Department of Public Service, we could zoom in on how fast outages began following extreme weather.

Across the state, outages began quickly — within six hours of extremely hot temperatures spiking — likely as more people turned on their air conditioners. This means the outages likely occur while it is still hot, exposing individuals to extreme heat, without power for air conditioners or fans.

Coupled with higher outdoor temperatures and the prevalence of underlying health conditions, socially vulnerable communities face heightened exposure to heat-driven outages and greater risk from them.

How cities can reduce risks as temperatures rise

This outage trend will likely continue as climate change intensifies, bringing more frequent extreme weather to an aging grid in which many parts are nearing or surpassing their life spans.

There are steps communities and power providers can take to reduce people's exposure to power outages and the health harms that can accompany them.

In the short term, cities can develop targeted plans for these communities to ensure that residents have ways to cool off during heat waves. That includes providing ample cooling centers, swimming pools and public parks with shade trees. It can also include transportation support for older adults and others with mobility issues.

In the long term, reducing these risks means updating the power grid, weatherizing buildings, planting trees to reduce urban heat island effects and investing in distributed energy resources, such as solar power and batteries for energy storage.

We believe this work should prioritize communities that most need these updates, following the lead of New York state's Weatherization Assistance Program, which aims to improve energy efficiency for low-income households.

Nina Flores is a Ph.D. student researcher in environmental health at Columbia University. Joan A. Casey is an assistant professor of environmental and occupational health sciences at the University of Washington.

LET US TELL YOUR STORY

We can even reach backseat multi-taskers



**Effective ad campaigns for
Less than you spend on coffee.**

Contact us about seasonal promotions **online** and in **print**.

Ask for a consultation:

BROOKLYN:
jdh@eagleurbanmedia.com

QUEENS:
jdh@queenspublicmedia.com

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

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS DEUTSCHE BANK NATIONAL TRUST COMPANY, SOLELY AS TRUSTEE OF NEW CENTURY HOME EQUITY LOAN TRUST SERIES 2004-A ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-A, -AGAINST- BRIAN MEICHSNER, 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 OCTOBER 4, 2023, WHEREIN DEUTSCHE BANK NATIONAL TRUST COMPANY, SOLELY AS TRUSTEE OF NEW CENTURY HOME EQUITY LOAN TRUST SERIES 2004-A ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-A IS THE PLAINTIFF AND BRIAN MEICHSNER, 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 31, 2024 AT 11:45AM, PREMISES KNOWN AS 91-12 91ST AVE, WOODHAVEN, NY 11421; AND THE FOLLOWING TAX MAP IDENTIFICATION: 8985-6. 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.: 707199/2014. JEFFREY KEE SUND KIM, 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.

#216847

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RASC 200K52 PLAINTIFF, AGAINST KELLY HUNTER A/K/A KELLY C. HUNTER, DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE, DULY ENTERED 11/08/2023, I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION, ON THE COURTHOUSE STEPS OF THE QUEENS SUPREME COURT LOCATED AT 88-11 SUTPHIN BLVD., JAMAICA, NY 11435, ON 5/31/2024 AT 11:00AM, PREMISES KNOWN AS 17309 109TH AVENUE, JAMAICA, NEW YORK 11433, 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 10257 LOT 70 THE APPROXIMATE AMOUNT OF THE CURRENT JUDGMENT LIEN IS \$437,378.95 PLUS INTEREST AND COSTS. THE PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF THE AFORESAID JUDGMENT OF FORECLOSURE AND SALE; INDEX # 717812/2018 SWATI MANTIONE, ESQ., REFEREE. MCCABE, WEISBERG & CONWAY, LLC, 10 MIDLAND AVENUE, SUITE 205, PORT CHESTER, NY 10573 DATED: 3/28/2024 FILE NUMBER: 18-302051 CA

#216844

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST, -AGAINST- ALBANELIS A. CRUZ, 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 24, 2023, WHEREIN U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST IS THE PLAINTIFF AND ALBANELIS A. CRUZ, 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 31, 2024 AT 12:00PM, PREMISES KNOWN AS 114-50 141ST STREET, JAMAICA, NY 11436; AND THE FOLLOW-

ING TAX MAP IDENTIFICATION: 11970-30. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, 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.: 717331/2018. SCOTT H. SILLER, 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.

#216877

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES OOMC 2006-HE3, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES OOMC 2006-HE3, -AGAINST- PATRICIA MOORE, 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 OCTOBER 8, 2019, WHEREIN U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES OOMC 2006-HE3, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES OOMC 2006-HE3 IS THE PLAINTIFF AND PATRICIA MOORE, 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 31, 2024 AT 10:45AM, PREMISES KNOWN AS 118-29 191ST ST, SAINT ALBANS, NY 11412; AND THE FOLLOWING TAX MAP IDENTIFICATION: 12607-10 & 11. 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.: 713394/2016. MATTHEW M. LUPOLI, 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.

#216845

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE FOR RALI 2006-QS18, -AGAINST- MARCELA GUERRON AS EXECUTRIX OF THE ESTATE JUAN GUERRON A/K/A JUAN CARLOS GUERRON MOYA, 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 18, 2023, WHEREIN DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE FOR RALI 2006-QS18 IS THE PLAINTIFF AND MARCELA GUERRON AS EXECUTRIX OF THE ESTATE JUAN GUERRON A/K/A JUAN CARLOS GUERRON MOYA, 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 31, 2024 AT 10:30AM, PREMISES KNOWN AS 105-20 88TH STREET, OZONE PARK, NY 11417; AND THE FOLLOWING TAX MAP IDENTIFICATION: 9150-18. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE,

LYING AND BEING IN THE FOURTH WARD, BOROUGH OF QUEENS, CITY OF NEW YORK, COUNTY OF QUEENS AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 719016/2020. ALAN C. KESTENBAUM, 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.

#216830

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 VICENTE 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 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

Judge in landmark antitrust case grills Google, Justice during closing arguments



The Google building is seen in New York, Feb. 26, 2024. The largest U.S. antitrust trial since regulators went after Microsoft a quarter century ago is set to resume Thursday, May 2, 2024, with government and Google making closing arguments in a case that has targeted the Big Tech company's ubiquitous search engine. AP Photo/Seth Wenig, File

By Rebecca Santana
Associated Press

The judge overseeing a pivotal antitrust trial focused on whether Google is stifling competition and innovation repeatedly indicated Thursday that he believes it would be difficult for a formidable rival search engine to emerge.

U.S. District Judge Amit Mehta went back and forth with Google's lead litigator, John Schmittlein, during the first day of the trial's closing arguments, questioning whether another company could amass the money and data needed to develop a search engine that could eventually compete against Google.

"It seems to be very, very unlikely, if not impossible, under the current market conditions," Mehta said. He added that it appeared odd to him that there is a marketplace where Google is making billions of dollars in profit yet nobody "is trying to enter into the market to cut into that profit."

Google reaped an operating profit of nearly \$96 billion last year, mostly by selling digital ads — a market that it also dominates largely because it controls about 90% of the U.S. internet search market.

The judge also questioned how common it is for users to move away from the default search engines pre-installed on their smart devices. The default search option is a key question in the trial. Federal prosecutors allege that Google protects its franchise by shelling out more than \$20 billion annually to ensure its search engine automatically answers queries on Apple's iPhone and web browsers such as Safari and Mozilla's Firefox.

Lawyers for the Department of Justice contend the money that Google spends on default search contracts — with most of the money going to Apple — now exceeds its annual investments in improving the quality of its results.

At one point the judge pointed to an example mentioned at trial that 80% of desktop users who use Microsoft's Edge, also use that company's search engine, Bing, and questioned why that wasn't evidence of the "stickiness" of defaults because only 20% switched over to Google in the Edge browser.

Google has long argued

that the reason it has been so successful is because it has engineered the best technology, negating the need to engage in sinister tactics.

"Google is winning because it's better," Schmittlein said. "Everybody who marched into this courtroom said Google was better."

Schmittlein told the judge that Apple was the one that had the option of getting out of the Google default agreements and had studied using other options like Bing as its default but stuck with Google.

"They chose Google," Schmittlein said.

Mozilla also tried switching to Yahoo as the default search engine on its Firefox browser before switching back to Google in 2017, largely because of its users' preferences.

Mehta also questioned the Justice Department over what was unusual about Google's five-year contracts with Apple, saying that it was natural that a company that has already had a contract would be in a better position to bid again on the same contract because they are more knowledgeable about the company.

"What you've just described is true of any contract," Mehta said.

The judge followed with questions about whether competitors were making enough investments to compete with Google.

"You can talk about competition but the competitor bears some responsibility for competing," Mehta said.

Lawyers for both the Department of Justice and Google are presenting closing arguments in Washington, D.C., Thursday and Friday to conclude the biggest antitrust case in a quarter century.

After the closing arguments in the Justice Department's antitrust case against Google wrap up this week, Mehta is expected to issue his ruling in the late summer or early autumn. If he decides Google broke the law, another trial will determine how to rein in its market power.

The case against Google mirrors the one brought against Microsoft in the 1990s in many ways, including the existential threat it poses to a renowned tech giant whose products are relied on by billions of people.

Liberty Part Of WNBA Business Boom

New York ticket sales up 30% from 2023 on StubHub

By John Torenli, Sports Editor
Brooklyn Daily Eagle

The New York Liberty averaged 7,777 fans per game at Downtown's Barclays Center last season.

Those numbers, albeit impressive, are on their way up in 2024.

New York, which welcomed 5,326 fans for their home dates in 2022, not only brought in a "Super Team" to chase the first WNBA championship in franchise history in 2023, they also reached the Finals for the first time since 2002.

With the return of reigning league Most Valuable Player Breanna Stewart, former MVP Jonquel Jones, forward Betnijah Laney-Hamilton and a backcourt of Sabrina Ionescu and Courtney Vandersloot, the Liberty are poised to again challenge back-to-back champion Las Vegas.

And plenty of Brooklynites want to see if they can do it.

According to the Associated Press, sales for upcoming WNBA games are up 93% compared to this same time last pre-season.

The Liberty are behind only the rival Aces in this ongoing uptick in sales.

New York's sales for this much-anticipated campaign, which will kick off in Washington on May 14, are up 30% on StubHub, known as the world's largest ticket resale platform.

Last year, New York had 17,143 fans show up for Game 3 of the Finals and 16,581 came to see the season end in heart-breaking fashion in Game 4.

The Liberty faithful will have their first chance to see their team reboot the chase for Title I on the corner of Atlantic and Flatbush on May 18, when first overall pick and NCAA phenom Caitlin Clark and the Indiana Fever come to Brooklyn.

Clark was a big factor in StubHub reporting that it had record sales for last month's NCAA Tournament.

Fans won't get to see the Aces here until Sept. 8, but Vegas helped draw 11,615 fans here in its final regular-season visit last Aug. 28.



The Liberty and Aces rocked Barclays Center last October with record attendances during the WNBA Finals. AP Photo by Frank Franklin II

That was deemed a sellout crowd since the upper bowl of Barclays was closed.

But the Finals proved that the Liberty could sell out the entire building, which holds 17,732 without standing room, or at least come close.

That's something the organization is doubtless eager to do at some point this year, even if it means waiting until the Finals in October.

In local college sports news, the Long Island University men's baseball team edged Army, 3-2, on Tuesday behind the talented right arm of sophomore Justin DeCastro.

The physical education major from Howard Beach struck out seven and walked one while yielding just two hits over six strong innings. DeCastro (3-2) protected a 1-0 lead provided by center fielder Jacob Pipercic's RBI double in the top of the fifth.

Left fielder Jake Mastillo's first homer of the year, a two-run blast in the eighth, gave the Sharks (23-18) a 3-0 cushion before relievers PJ Moritz, Evan Panjwani and Jack VanDoran nailed down LIU's sixth straight win and eighth in the past nine contests.

The Sharks will look to match their longest winning streak of the campaign Friday afternoon at 3 p.m. in the opener of a three-game series with Northeast Conference ri-



Sophomore hurler Justin DeCastro pitched six scoreless innings in LIU's 3-2 win over Army Tuesday at West Point, NY. Photo courtesy of LIU Athletics

val Merrimack in North Andover, Massachusetts.

The Brooklyn College women's softball team is also chasing a seventh straight win, but the Lady Bulldogs (10-13) wrapped up a spot in the upcoming CUNYAC Championships with last Thursday's doubleheader sweep of Lehman College at BC Field.

It was a fitting Senior Day sendoff for Dasha Goodman, Zoey Van Vleet and Grismarly Brito Mejia as the Bulldogs had to come from behind in both contests to extend their longest winning streak of the year.

BC will visit Baruch for a high noon doubleheader on Saturday as it prepares to chase the CUNYAC crown on May 9.



The Brooklyn College softball team celebrated Senior Day at BC Field by wrapping up a spot in the upcoming CUNYAC Championships.

Photo courtesy of BC Athletics

New-to-New York stores are helping turn around the retail apocalypse

By Greg David
THE CITY

SoHo, long one of the premier shopping areas in the city, is being transformed by invaders grabbing storefronts.

There is Orior, a furniture maker from Northern Ireland. Galia Lahav, a haute couture and bridal fashion brand from Israel. TOTEME, a Swedish apparel company, as well as Thuma, a San Francisco mattress company, have established New York beachheads as well.

As a result, retail occupancy in SoHo is now 84%, higher than before the pandemic.

"There is an international hunger and curiosity about the neighborhood," said Erin Piscopink, executive director of the SoHo Broadway Initiative business improvement district.

But it is not just SoHo. First-time-in-New York retailers are driving a revival of the city's retail scene in other desirable neighborhoods like Flatiron, Nolita and the Upper West Side. What these areas have in common is that they have both residential and commercial areas and in some cases cachet that is lacking in the major central business districts like Midtown and Downtown, which the new entrants are so far avoiding.

Overall Manhattan statistics show improvement in the retail real estate market. The real estate firm CBRE counts 185 vacant ground-floor spaces in the 16 areas it tracks, down from 195 at the end of last year. The brokerage firm JLL puts the vacancy rate at 15.4%, a sharp decline from 28% in 2021 and lower than the 21% figure for 2019.

Between 2020 and 2023, new-to-New York stores leased 1.56 million square feet of space, or 15% of all deals, according to a recent report from CBRE. Last year the invaders signed up for 455,000 square feet, or 18% of the total.

"We have been hearing so much talk of the retail apocalypse," said Hironori Imaizumi, author of the CBRE report. "But when we looked in SoHo and Flatiron we saw so many new apparel and food and beverage brands opening up."

The Center for an Urban Future's annual State of the Chains report, released in December, notes that the companies expanding in the city were primarily those that had arrived in recent years, including Playa Bowls, Nuts Factory, and Orange-theory Fitness, to name three.

And SoHo continues to be the No. 1 option.

"We were approached by an organization that represents businesses from Scandinavia that are bringing a group of retailers to visit places like SoHo to see how they can enter the city," Piscopink said. They are due to arrive at the end of the month.

While a large number of vacancies along Sixth Avenue in Flatiron has drawn a lot of atten-

tion, most of those are south of 20th Street. The area north of 20th Street has become a destination for first-timers.

Over the past six months, 31 businesses have opened in the area covered by the Flatiron Nomad business improvement district and another 10 are to do so in the coming months, said James Mettham. Of those, 26 are new to the city.

For example, Othership is a sauna and ice bath that will open on 20th Street in June.

"Flatiron is a vibrant and central neighborhood that is known for its mix of residential and commercial spaces and is well connected by mass transit," said Robbie Bent, co-founder and chief executive.

The story is similar for Suzanne Cupps, who has been cooking in New York since 2005 and spent the past several years scouring Manhattan for a place to open her first restaurant.

She looked near Rockefeller Center, Gramercy Park and Tribeca, needing to find a spot that had been a restaurant since it is too expensive to convert other kinds of space into one. She settled on a 2,500-square-foot spot on 28th Street between 5th Avenue and Broadway for Lola's, which is named for her Filipino grandmother and features locally sourced food with Asian and Southern influences.

"The area is close to public transportation and has exploded since COVID with really great hotels and new businesses," she said.

Since the interest is concentrated on a few key areas, newcomers are finding themselves competing for a limited number of available spots in the most desirable neighborhoods.

"More tenants will be forced to compromise in each submarket," said Matt Chmielecki, a senior vice president and retail broker at CBRE. "If you can't find something on Spring or Prince you won't give up on SoHo entirely. You will look on Greene and Wooster."

Rents are rising in these areas as well. The average rent on Prince Street in the first quarter rose to \$1,073 per square foot compared with a Manhattan average \$688, according to CBRE.

However, these newcomers show no signs of extending their searches to the main business districts in Midtown and Downtown, which suffer from the lack of a residential base, office vacancy rates of 20% and back-to-office occupancy still below pre-pandemic levels. In addition, Midtown is seeing key tenants defecting to the Hudson Yards area on the far West Side.

"It will be a challenge for those areas to lure the new entrants," said Imaizumi.

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



Swedish apparel brand TOTEME is opening a 7,700-square-foot retail space at 49 Mercer St. in SoHo.

Credit: Alex Krales/THE CITY



Israeli haute couture fashion brand Galia Lahav signed a lease on an 8,000-square-foot space at 155 Wooster St. in SoHo.

Credit: Alex Krales/THE CITY



People dine at Lola's in Manhattan's NoMad district, April 30, 2024.

Credit: Alex Krales/THE CITY

This Brooklyn high school psychology teacher wants her students to channel pessimism into action

By Amy Zimmer
Chalkbeat

It might seem odd that a high school psychology teacher would be selected for a National Geographic teacher fellowship in the Arctic, but for Caitlyn Homol, last summer's "paradigm-shifting experience" inspired her to develop a new interdisciplinary unit.

As the International Baccalaureate, or IB, Teaching and Learning Coordinator and IB Psychology teacher at Brooklyn Prospect High School, Homol is teaming up with her school's Environmental Systems and Societies course to explore "the relationship between motivation, action, and climate attitudes that culminates in a beach cleanup and reflection."

While on the 17-day expedition, Homol saw polar bears on land since there wasn't enough sheet ice for their traditional hunting patterns. She saw marine debris on the shores of islands hundreds of miles north of inhabited towns. She and others started to feel pessimistic "about our collective chances of being able to preserve the sights we were seeing for future generations."

That led Homol to get involved with visiting scientists from the Rozalia Project as they collected data on microplastics in the waters. She ended up filling in at the last minute for one of Rozalia's Maine expeditions right as school was starting, helping them meet their 20,000-pound cleanup goal for summer 2023. That experience, she said, "brought me so much hope and energy for what we can do when we work together to do hard things."

Homol, who has spent four of her nine-year teaching career at Brooklyn Prospect, recently won a national teaching award from the American Psychological Association.

Teaching psychology, Homol believes, gives students a strong background in social science research, and she encourages her students to seek out research opportunities when they go to college.

"I also think this course has so many natural connections with students' own experiences," she said. "There's a unique chance for them to develop new self-knowledge while also expanding their perspectives of other people's experiences."

This interview has been lightly edited for length and clarity.

How and when did you decide to become a teacher?

I attended Ohio State University as a first-generation student who had also been very transient in middle and high school, bouncing between schools up and down the East Coast and the South. I'd been a successful student but missed more than a couple of foundational courses I needed to be successful in my initial declared major, which was biomedical engineering. I was confused and humiliated by the struggles I faced in my chemistry and calculus classes, and after ending up on academic probation my first quarter, I lied to most people about how school was going because I was terrified of letting them down.

As a condition of exiting probation, I chose to take an education psychology course about study

strategies at the Dennis Learning Center. It was transformative and helped reduce the fear I felt that I did not belong in college. I ended up working there for three years of undergrad as a learning specialist, where I facilitated workshops and met 1:1 with other students at OSU to interpret research to find meaningful study strategies.

That's what led me to consider teaching, and Teach for America was an alternative certification program I was familiar with.

What's your favorite lesson to teach and why?

I deeply appreciate my colleague, Khanh Le, who adapted an exercise she came across in her developmental psych program for our students. It asks students to take a fictional family of seven of different genders and ages and arrange them into hypothetical homes with room counts ranging from 1-7, in arrangements that are both ideal and least ideal.

Our students, who have a variety of cultural backgrounds, are often surprised to find that they have nearly unanimous agreement with each other in their room arrangements. We discuss the findings of the original study, which suggest that some values driving those arrangements are unique to the West and others are universal — and the consensus we have in our own answers is a proof of acculturation, or assimilation to U.S./New York culture. I love this lesson because it ties together research, relatability, and strikes a balance between appreciating difference and finding commonality with others around the world.

Are there particular things that students are seeing or experiencing in their lives related to the course that come up in the classroom?

The first thing that has positively shifted the tone of conversations we have in class is the decreasing stigma of mental health concerns.

At our school, we teach the "Abnormal Psychology" option offered in the IB Psychology course, and students are tremendously open and excited to share their experiences with each other. I would have been so embarrassed to talk about my mental health at that age, but kids are supportive and continue the conversation with questions or their own contributions.

The second development I've seen is less positive: I've noticed that students carry more pessimism these days. More students feel that nothing matters, and that there is nothing that can be done to improve the circumstances of themselves or their communities. This is a comprehensible reaction to climate developments, the inertia of systems and institutions to change, and an eroding pretense that a college education is a ticket to financial stability. I also think social media algorithms proliferate a lot of cynical (if not outright incorrect) interpretations of psychological and sociological knowledge.

I think as educators of young people, part of our role is to inspire students and to teach pathways to change. Of course, we have a duty to portray the world realistically in our classrooms. Many things are actually dire. But I think we also must take care to invite students to construct generative interpretations and applications of knowl-

edge and research. Otherwise, we are left with the status quo and that pessimistic vision does become our fate.

We also have to let them feel the impact of taking action with others, *doing* things rather than just talking about them. This is tricky for adults too, but my summer experiences underscored how meaningful optimism comes from collective work and creation.

Tell us about your own experience with school and how it affects your work today.

I was incredibly blessed to have consistently caring, effective, and diverse teachers for all 13 years of my public schooling. I especially credit the many Black women who taught me at Arlington Elementary School in Jacksonville, Fla., who saw my potential and imparted to me a sense of duty to make the most of my education.

It has been easy to draw from the example they and my other amazing educators set as I show up for students today. But the thing that has most shaped my overall career trajectory has been the challenges I faced as a student who wanted access to specialized programming.

I happened to find out about the International Baccalaureate program in my district through idle conversation with my school librarian, rather than through my school counselor or district-wide advertisement. I had to submit an application, attend an interview or take a test, and take a bus an hour each way to get to school. Years later, I found myself in rural Alabama: I navigated several hurdles to take online AP classes that were made available upon request through Alabama's ACCESS plan for distance learning. There were so many hurdles to being able to participate in both programs, and because of it, I have chosen to work at schools that give a broader range of students access to the IB program by default.

What's the best advice you've ever received, and how have you put it into practice?

A mentor once told me, "Let someone else tell you no," when I was debating sending in an application for a job opportunity years ago. For schol-



Psychology teacher Caitlyn Homol instructs a class at Brooklyn Prospect High School.

Image courtesy of Brooklyn Prospect Charter School

arships, school program ideas, jobs, or awards, spending less time being my own gatekeeper has opened up fantastic experiences.

Most recently, I pitched an ambitious idea to the Rozalia Project, which included setting aside spots on a July expedition on their sailboat for a teacher and a recent high school graduate — she said yes! Making this initial ask has also let us start envisioning a recurring beach cleanup program and a full Prospect Schools expedition a couple years out from now. We have other details to work out, but if I had let my own 'no' get in the way, I would have never fathomed how excited they would be to develop this partnership.

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

IN CELEBRATION OF AAPI HERITAGE MONTH
THE ASIAN AMERICAN JUDGES ASSOCIATION OF NEW YORK &
QUEENS SUPREME COURT CIVIL TERM EQUAL JUSTICE IN THE COURTS COMMITTEE PRESENTS

The Asian American/ & LGBTQ
Pacific Islander
Struggle for Justice


Wednesday, May 8th
12:30 - 2 PM
QUEENS SUPREME COURT
88-11 Sutphin Blvd, 2nd Fl, Courtroom 25

KINDLY RSVP BY MAY 3RD TO AAPIEVENT@GMAIL.COM

KEYNOTE SPEAKER // GLENN MAGPANTAY
COMMISSIONER, US CIVIL RIGHTS COMMISSION & CIVIL RIGHTS ATTORNEY

ALL ARE INVITED!
REFRESHMENTS SERVED

CO-SPONSORED BY
ASIAN AMERICAN BAR ASSOCIATION OF NEW YORK BRANDEIS ASSOCIATION CIVIL COURT JUDGES ASSOCIATION FILIPINO AMERICAN LAWYERS ASSOCIATION
KOREAN AMERICAN LAWYERS ASSOCIATION OF GREATER NEW YORK LGBTQ BAR ASSOCIATION OF NEW YORK NEW YORK STATE COURTS ASIAN JADE SOCIETY
QUEENS COUNTY BAR ASSOCIATION QUEENS COUNTY SUPREME COURT JUSTICES ASSOCIATION SOUTH ASIAN INDO-CARIBBEAN BAR ASSOCIATION OF NEW YORK

 **Rabbinical Seminary of America**

in Kew Gardens Hills, NY is seeking RFP bids
for CCTV, Access Control, Door and Window Hardening,
Network Servers & Computers.

Specifications and bid requirements can be obtained by calling
Michael at 561-460-5398

All interested parties will be required to sign for the proposal
documents and provide primary contact information.
Bids should be submitted by May 30, 2024 & some grant work
is to be completed by June 30, 2024 & some work by 12/31/24.

RSA is an equal opportunity employer. MWBE vendors are
encouraged to apply to this solicitation.

Council challenges Adams official in charge of new interagency forms

By **Katie Honan**
THE CITY

The City Council grilled a top Adams administration official on Wednesday over a new policy that requires any lawmaker to fill out a form to meet with the mayor and his commissioners, saying it encourages micro-managing and jams up government.

Tiffany Raspberry, the director of intergovernmental and external affairs for Mayor Eric Adams, testified about the “elected official engagement request form,” which was introduced last month.

While Council members criticized the change, Raspberry said it’s aimed at efficiency and equity.

“The form is not intended to stand in the way of elected officials picking up the phone to reach out to a commissioner, borough commissioner, or anyone else in the administration,” she said.

Some lawmakers may have friends or connections at agencies and within the mayor’s office but others don’t, so the form can help level the playing field, she added.

“There are many newly-elected officials who may not have those contacts,” she said.

Since it was introduced in early April, as first reported by THE CITY, the intergovernmental office received 182 requests, including 51 from the City Council, according to Raspberry. The average turnaround for a response was 24 to 48 hours, she said — noting that no request has been rejected.

“I do not envision a scenario where a request will be denied,” she told Councilmember Lincoln Restler, a Democrat from Brooklyn and a major critic of the administration.

He said that the form is a “maddening approach to governing the city” as opposed to an effective way to talk to officials — especially if Mayor Adams has to review each request. The fear from him and other Council members is that the mayor will pick and choose who can meet with agency and administration officials based on who Council Challenges Adams’ Official in Charge of New Interagency Forms he likes.

The mayor told reporters last month that he



Office of Intergovernmental Affairs Director Tiffany Raspberry testifies at City Council hearing, May 1, 2024.

Credit: Ben Fractenberg/THE CITY

would — and had time to — review every request that came in.

Raspberry said the mayor has access to every submission but ultimately it’s her office that responds to requests.

‘Rome Is Burning’

The Council’s criticism of the new form policy comes amid increased tensions between the

legislative body and the mayor’s office.

Some lawmakers compared it to extra paperwork required by police officers under a newly-passed bill that Adams initially vetoed, but was then overridden in the Council.

The form is now required for nearly all interactions between city, state, and federal lawmakers and top officials from the mayor to local precinct commanders.

If a lawmaker wants to discuss an uptick in crime in their district, or request a tour of a new building, it is all filtered through the form. Elected officials said they previously would reach out to city agencies directly, but are now being told to fill out a form.

Councilmember Bob Holden, a Democrat from Queens, agreed with Public Advocate Jumaane Williams — a frequent foe — in his criticism of the form.

“We have quality of life issues,” he said. “The last thing we need is to talk to somebody to fill out paperwork on an ongoing issue.”

But Republican Council members Vicki Paladino and Inna Vernikov, who represent Queens

and Brooklyn, respectively, sided with the administration and took the hearing as an opportunity to protest their colleagues’ push for more paperwork for police officers.

“While Rome is burning, we’re concerned about filling out papers,” Paladino said at the hearing. “These papers take exactly two minutes to fill. I agree with the format, I’m not going against the format because if the police have to fill out paperwork, so do we.”

But other former elected officials and staffers testified against the form, including former City Council member and Manhattan borough president Ruth Messinger. She said she felt “sorry for the administration’s efforts to present this as logical, because it’s not logical.”


“What matters in this very large city, and what helps it to be human, is relationships,” she said. “I think there is no one who knows that better than the mayor whose style prioritizes relationships.”

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



Councilmember Lincoln Restler at the hearing, May 1, 2024.

Credit: Ben Fractenberg/THE CITY



QUEENS COUNTY BAR ASSOCIATION


88-14 Sutphin Blvd, 3rd Floor, Jamaica, NY 11435 • 718-291-4500 • WWW.QCBA.ORG • CLE@QCBA.ORG

PRESIDENT: Michael D. Abneri, Esq.

ACADEMY OF LAW DEAN: Michael D. Abneri, Esq.

ASSOCIATE DEANS: Kristen J. Dubowski Barba, Esq. • Hon. Darrell L. Gavin • Leslie S. Nizin, Esq. • Violet E. Samuels, Esq. • Hamid M. Siddiqui, Esq.

2024 Academy of Law Program, presented by



Professional Ethics Committee presents a ZOOM CLE

ANNUAL ETHICS UPDATE 2024



A REVIEW OF KEY CASES AND ETHICS OPINIONS

PART 1 - Wednesday, May 8th

PART 2 - Wednesday, May 15th


5:30 PM – 7:30 PM

Sponsored by:





WE ARE YOUR LAWYERS


PROGRAM: This comprehensive four credit program will address recent developments concerning a broad range of ethics-related issues including attorney-client privilege and confidentiality obligations; conflicts of interests; attorney fees and third-party funding agreements; attorney sanctions and misconduct issues; ethics and the criminal law practitioner; and social media implications for attorneys.




ANDREA E.
BONINA, ESQ.




EUGENE
GORMAKH, ESQ.



CLIFFORD S.
ROBERT, ESQ.



MICHAEL S.
ROSS, ESQ.



Moderator:
RICHARD M.
GUTIERREZ, ESQ.

CLE CREDIT: 3.0 Ethics and *1.0 Cybersecurity, Privacy and Data Protection-Ethics

*This 1.0 in Cybersecurity Ethics may count toward your Ethics and Professionalism requirement.

Transitional Course – Valid for All Attorneys. ACCREDITATION: QCBA has been certified by the NYS CLE Board as an Accredited CLE Provider in NYS. 102022 - 102025.

QCBA Member - \$25 (both sessions) Non-Member - \$75 (both sessions)

Must Register & Pay by May 6th to receive access. No Refunds/credits if registration is not canceled by May 6, 2024.

qcba.org/event-5551517 or EMAIL: CLE@QCBA.ORG

10 • Queens Daily Eagle • Friday, May 3, 2024

2ND DEPARTMENT/PUBLIC LEGAL NOTICES

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-5, PLAINTIFF AGAINST RAFIKAN NAZEER, PURAN MOHAMED, ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED MARCH 26, 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 24, 2024 AT 11:15AM, PREMISES KNOWN AS 111-58 128TH STREET, SOUTH OZONE PARK, NY 11420. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERRECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK: 11632, LOT: 33. APPROXIMATE AMOUNT OF JUDGMENT \$766,424.10 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #713011/2019. 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. GERARD A GEISWELLER, ESQ., REFEREE FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP 53 GIBSON STREET BAY SHORE, NY 11706 01-091636-F00 80214

#216819

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS RUSHMORE LOAN MANAGEMENT SERVICES, LLC PLAINTIFF, AGAINST MAREK FELKNER; MARCIN JACH; ET AL.; DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE, DULY ENTERED 05/25/2023, I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION, ON THE COURTHOUSE STEPS OF THE QUEENS SUPREME COURT LOCATED AT 88-11 SUTPHIN BLVD., JAMAICA, NY 11435, ON 5/31/2024 AT 10:30AM, PREMISES KNOWN AS 78-47 61ST STREET, RIDGEWOOD A/K/A GLENDALE, NEW YORK 11385, AND DESCRIBED AS FOLLOWS: ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERRECTED, SITUATE, LYING AND BEING IN THE 2ND WARD OF THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. BLOCK 3714 LOT 43 THE APPROXIMATE AMOUNT OF THE CURRENT JUDGMENT LIEN IS \$449,553.13 PLUS INTEREST AND COSTS. THE PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF THE AFORESAID JUDGMENT OF FORECLOSURE AND SALE; INDEX # 709522/2019 WILLIAM D. BOWMAN, ESQ., REFEREE. MCCABE, WEISBERG & CONWAY, LLC, 10 MIDLAND AVENUE, SUITE 205, PORT CHESTER, NY 10573 DATED: 3/22/2024 FILE NUMBER: 21-300230 CA

#216878

NOTICE OF SALE

SUPREME COURT: QUEENS COUNTY. NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN, PLTF. VS. KIMBERLY GRACE CASCIO, AS CO-EXECUTOR OF THE ESTATE OF ERMINIA CASCIO, DEFTS. INDEX #720659/22. PURSUANT TO JUDGMENT OF FORECLOSURE AND SALE ENTERED MAR. 20, 2024, I WILL SELL AT PUBLIC AUCTION ON THE FRONT STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD., JAMAICA, NY ON JUNE 7, 2024 AT 12:00 P.M. PREMISES K/A NO # 56TH ROAD, FLUSHING, NY 11355 A/K/A BLOCK 05173, LOT 0213. APPROXIMATE AMOUNT OF JUDGMENT IS \$2,136.96 PLUS COSTS AND INTEREST. SOLD SUBJECT TO TERMS AND CONDITIONS OF FILED JUDGMENT AND TERMS OF SALE. NICOLE KATSORHIS, REFEREE. THE DELLO-IACONO LAW GROUP, P.C., AT-

TYS. FOR PLTF., 312 LARKFIELD ROAD, LOWER LEVEL, EAST NORTHPORT, NY 11731. FILE NO. 22-000176 - #101357 #216882

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2020-RPL1, PLAINTIFF AGAINST PEDRO HAREWOOD, ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED APRIL 5, 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 31, 2024 AT 12:00PM, PREMISES KNOWN AS 131-46 228TH STREET, LAURELTON, NY 11413. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERRECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 12937 LOT 56. APPROXIMATE AMOUNT OF JUDGMENT \$350,137.10 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #723598/2022. 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. MARTHA TAYLOR, ESQ., REFEREE FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP 53 GIBSON STREET BAY SHORE, NY 11706 01-095979-F00 80308

#217097

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS AURORA FINANCIAL GROUP, INC., PLAINTIFF AGAINST KAMRUL H. KHAN MD AKA MD KAMRUL H. KHAN, ET AL., 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 31, 2024 AT 12:30PM, PREMISES KNOWN AS 90-43 170TH STREET, JAMAICA, NY 11434. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERRECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 9804 AND LOT 15. APPROXIMATE AMOUNT OF JUDGMENT \$530,280.91 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #718763/2022. THE AFOREMENTIONED AUCTION WILL BE CONDUCTED IN ACCORDANCE WITH THE QUEENS COUNTY COVID-19 MITIGATION PROTOCOLS AND AS SUCH ALL PERSONS MUST COMPLY WITH SOCIAL DISTANCING, WEARING MASKS AND SCREENING PRACTICES IN EFFECT AT THE TIME OF THIS FORECLOSURE SALE. GREGORY J. NEWMAN, ESQ., REFEREE GROSS POLOWY, LLC 1775 WEHRLE DRIVE WILLIAMSVILLE, NY 14221 22-001128 80375

#217131

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ALTERNATIVE LOAN TRUST 2004-9 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-9, -AGAINST- STEVE THEOTOKAS, 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 29, 2019, WHEREIN U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ALTERNATIVE LOAN TRUST

2004-9 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-9 IS THE PLAINTIFF AND STEVE THEOTOKAS, 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 JUNE 7, 2024 AT 12:00PM, PREMISES KNOWN AS 5004 BROWVALE LANE, LITTLE NECK, NY 11362; AND THE FOLLOWING TAX MAP IDENTIFICATION: 8247-31. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS THEREON ERRECTED, SITUATE, LYING AND BEING IN THE THIRD WARD OF THE BOROUGH OF QUEENS, OF THE CITY OF NEW YORK, IN THE COUNTY OF QUEENS, STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 706030/2015. WILLIAM T. 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.

#217133

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1, PLAINTIFF AGAINST JOSEPH C. CONLON, GIOVANNA CONLON, ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED OCTOBER 25, 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 31, 2024 AT 11:15AM, PREMISES KNOWN AS 151-07 21ST AVENUE, WHITESTONE, NY 11357. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERRECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 4708, LOT 68. APPROXIMATE AMOUNT OF JUDGMENT \$668,769.24 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #712531/2019. THE AFOREMENTIONED AUCTION WILL BE CONDUCTED IN ACCORDANCE WITH THE QUEENS COUNTY COVID-19 MITIGATION PROTOCOLS AND AS SUCH ALL PERSONS MUST COMPLY WITH SOCIAL DISTANCING, WEARING MASKS AND SCREENING PRACTICES IN EFFECT AT THE TIME OF THIS FORECLOSURE SALE. KELECHI O. ONYEOBIA, ESQ., REFEREE GROSS POLOWY, LLC 1775 WEHRLE DRIVE WILLIAMSVILLE, NY 14221 19-003856 80260

#217096

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS NATIONSTAR MORTGAGE LLC, PLAINTIFF AGAINST THE ESTATE OF REBELTO C. DUNCAN, ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED MARCH 26, 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 31, 2024 AT 11:00AM, PREMISES KNOWN AS 186-16 HILBURN AVENUE, SAINT ALBANS, NY 11412. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERRECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK: 10424, LOT: 13. APPROXIMATE AMOUNT OF JUDGMENT \$460,994.42 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #700550/2021. THE AFOREMENTIONED AUCTION WILL BE CONDUCTED IN ACCORDANCE WITH THE QUEENS COUNTY COVID-19 PRO-

TOCOLS 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. KERRY KATSORHIS, ESQ., REFEREE FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP 53 GIBSON STREET BAY SHORE, NY 11706 01-063375-F00 80197

#217095

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS WILMINGTON SAVINGS FUND SOCIETY, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST II, PLAINTIFF, AGAINST JOHN ALBERO AND ANTHONY ALBERO, AS CO ADMINISTRATORS OF THE ESTATE OF FRANCESCO ALBERO; JOHN ALBERO; ANTHONY ALBERO; SALVATORE ALBERO; GIUSEPPE ALBERO; HELEN VASILE; ET AL DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE, DULY ENTERED 03/17/2022, 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 5/31/2024 AT 10:00AM, PREMISES KNOWN AS 2226 76TH STREET, UNIT 3C, EAST ELMHURST, NY 11370, AND DESCRIBED AS FOLLOWS: ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERRECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. BLOCK 1007 LOT 1045 THE APPROXIMATE AMOUNT OF THE CURRENT JUDGMENT LIEN IS \$479,717.30 PLUS INTEREST AND COSTS. THE PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF THE AFORESAID JUDGMENT OF FORECLOSURE AND SALE; INDEX # 722740/2020 F.K.A. 11518/2009 RICHARD GOLDEN, ESQ., REFEREE. THE FRANK LAW FIRM P.C., 333 GLEN HEAD ROAD, SUITE 145, OLD BROOKVILLE, NY 11545 DATED: 3/4/2024 FILE NUMBER: 46376.00204 CA

#215917

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CH2 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-CH2, PLAINTIFF AGAINST SABINO CONTRERAS, ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED SEPTEMBER 27, 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 24, 2024 AT 11:30AM, PREMISES KNOWN AS 21 VAN BRUNT ROAD, BROAD CHANNEL, NY 11693. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERRECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 15485, LOT 6. APPROXIMATE AMOUNT OF JUDGMENT \$221,736.36 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #714340/2018. THE AFOREMENTIONED AUCTION WILL BE CONDUCTED IN ACCORDANCE WITH THE QUEENS COUNTY COVID-19 MITIGATION PROTOCOLS AND AS SUCH ALL PERSONS MUST COMPLY WITH SOCIAL DISTANCING, WEARING MASKS AND SCREENING PRACTICES IN EFFECT AT THE TIME OF THIS FORECLOSURE SALE. MICHAEL A. CERVINI, ESQ., REFEREE GROSS POLOWY, LLC 1775 WEHRLE DRIVE WILLIAMSVILLE, NY 14221 18-005707 80446

#217093

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 AC" N307, RYE BROOK, NY 10573, (914) 686-5091.

#216214

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 RAMGEET, 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 ERRECTED, 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

#216978

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 CERTIFICATEHOLDERS 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 ERRECTED, 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 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 ERRECTED, 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.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. 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 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 ERRECTED, 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

2ND DEPARTMENT/PUBLIC LEGAL NOTICES

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 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 ERRECTED, 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 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. #216402

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 YOSI 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 ERRECTED, 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 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 ERRECTED, 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 OF THE STATE OF NEW YORK COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR SPRING-LEAF 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 SPRING-LEAF 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 ERRECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREM-

ISES 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. #216614

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSAA 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 ERRECTED, 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 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 ERRECTED, 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 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 ERRECTED, 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 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 ERRECTED, 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 AFORESAID 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

NOTICE OF SALE IN FORECLOSURE

STATE OF NEW YORK SUPREME COURT: COUNTY OF QUEENS THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-J3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-J3, PLAINTIFF, V. SANDRO MARTINEZ, MARIA ARTEAGA, 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 OCTOBER 17, 2023, I, STEPHEN D. HANS, ESQ. THE REFEREE NAMED IN SAID JUDGMENT, WILL SELL IN ONE PARCEL AT PUBLIC AUCTION ON MAY 31, 2024, AT THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435, AT 11:00 AM THE PREMISES DESCRIBED AS FOLLOWS: 4723 98TH PLACE CORONA, NY 11368 BLOCK: 1882 LOT: 63 ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS THEREON ERRECTED, 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. 701433/2015 IN THE AMOUNT OF \$793,907.26 PLUS INTEREST AND COSTS. THE AFORESAID 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 80217 #217177

NOTICE OF SALE IN FORECLOSURE

STATE OF NEW YORK SUPREME COURT: COUNTY OF QUEENS WELLS FARGO BANK, N.A., PLAINTIFF, V. KHERI A. LICORISH, 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 FEBRUARY 4, 2020, AND THE ORDER AMENDING THE JUDGMENT OF FORECLOSURE AND SALE ENTERED ON AUGUST 4, 2022, I, STEVEN P. GOLDENBERG, ESQ., THE REFEREE NAMED IN SAID JUDGMENT, WILL SELL IN ONE PARCEL AT PUBLIC AUCTION ON MAY 24, 2024, AT THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435, AT 10:30 AM THE PREMISES DESCRIBED AS FOLLOWS: 218-51 110TH AVENUE QUEENS VILLAGE, NY 11429 BLOCK 11197 LOT 124 ALL THAT TRACT 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 THE PREMISES ARE SOLD SUBJECT TO THE PROVISIONS OF THE FILED JUDGMENT, INDEX NO. 707908/2021 IN THE AMOUNT OF \$346,071.07 PLUS INTEREST AND COSTS. THE AFORESAID 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 79989 #216818

NOTICE OF SALE OF REAL PROPERTY

SUPREME COURT - COUNTY OF QUEENS BRIDGE LOAN VENTURE V TRUST 2017-1, PLAINTIFF -AGAINST- 188-03 PINEVILLE LANE CORP, ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE ENTERED HEREIN AND DATED FEBRUARY 23, 2024, I, THE UNDERSIGNED REFEREE WILL SELL, AS A SINGLE PARCEL, AT PUBLIC AUCTION AT THE QUEENS COUNTY COURTHOUSE STEPS LOCATED AT 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON MAY 31, 2024, AT 10:45 A.M. THE FOLLOWING PROPERTY: (1) 99-16 191ST STREET, HOLLIS, NY 11423 (BLOCK: 10837, LOT: 39): PREMISES SITUATED, LYING AND BEING IN THE BOROUGH OF QUEENS, COUNTY OF QUEENS AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: 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, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY SIDE OF 191ST STREET, DISTANT 220.86 FEET NORTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF 191ST STREET WITH THE NORTHERLY SIDE OF 102ND AVENUE; RUNNING THENCE WESTERLY, AT RIGHT ANGLES TO 191ST STREET, 100 FEET; THENCE NORTHERLY, PARALLEL WITH 191ST STREET, 40 FEET; THENCE EASTERLY, AGAIN AT A RIGHT ANGLE TO 191ST STREET, 100 FEET TO THE WESTERLY SIDE OF 191ST STREET; THENCE SOUTHERLY, ALONG THE WESTERLY SIDE OF 191ST STREET, 40 FEET TO THE POINT OR PLACE OF BEGINNING SAID PREMISES KNOWN AS 99-16 191ST STREET, HOLLIS, NY 11423 (BLOCK: 10837, LOT: 39) APPROXIMATE AMOUNT OF LIEN \$801,239.51 PLUS INTEREST & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NUMBER 711617/2022. DOMINICK CALDERONI, ESQ., REFEREE TSYNGAUZ & ASSOCIATES, P.C. ATTORNEY(S) FOR PLAINTIFF 225 BROADWAY, SUITE 2640, NEW YORK, NY 10007 #216555

TO PROMOTE YOUR NEW BUSINESS IN NUMEROUS ON-LINE VENUES,

E-Mail: legals@brooklyneagle.com

2ND DEPARTMENT/PUBLIC LEGAL NOTICES

NOTIFICATION OF DISPOSITION OF COLLATERAL

FROM (SECURED PARTY): VENETIAN ISLANDS LLC, ISAOA ATIMA 1688 MERIDIAN AVENUE MIAMI BEACH, FLORIDA 33139 COPY TO: WELTZ KAKOS GERBI WOLINETZ VOLYNSKY LLP 9889 S. SANTA MONICA BOULEVARD, SUITE 210 BEVERLY HILLS, CA 90212 ATTENTION: GABRIEL M GERBI, ESQ. EMAIL: GGERBI@WELTZ.LAW TELEPHONE: (212) 202-3179 TO: COPY TO: AMANMEET KAUR 3 CLOISTER LANE HICKSVILLE, NY 10023 PATRICK CHRISTOPHER, ESQ. 15801 CROSS BAY BLVD JAMAICA, NEW YORK 11414 E-MAIL: PATRICK@CHRISTOPHERLAW.COM TELEPHONE: (718) 835-3300 REFERENCE HEREBY IS MADE TO THAT CERTAIN (A) PLEDGE AND SECURITY AGREEMENT, DATED AS OF MARCH 21, 2022 ("PLEDGE AGREEMENT") BY AND AMONG AMANMEET KAUR, AN INDIVIDUAL (THE "PLEDGOR") AND COLLINS MARINA LLC, ISAOA ATIMA, AS SUCH INTEREST WAS ASSIGNED TO VENETIAN ISLANDS LLC, ISAOA ATIMA ("PLEDGE LENDER") AND OTHER PARTIES PARTY THERETO FROM TIME TO TIME, (B) NOTE, DATED MARCH 21, 2022 ("NOTE") BY AND AMONG 145-19 CORP, A NEW YORK CORPORATION ("BORROWER") AND COLLINS MARINA LLC, ISAOA ATIMA, AS SUCH INTEREST WAS ASSIGNED TO VENETIAN ISLANDS LLC, ISAOA ATIMA ("MORTGAGE LENDER"). BORROWER IS IN DEFAULT OF ITS OBLIGATIONS UNDER THE PLEDGE AGREEMENT AND, AS A RESULT, ON MARCH 1, 2024, THE PLEDGE LENDER DECLARED ALL OBLIGATIONS DESCRIBED IN THE PLEDGE AGREEMENT IMMEDIATELY DUE AND PAYABLE PURSUANT TO SECTION 8(G) OF THE PLEDGE AGREEMENT. THIS NOTICE IS BEING SENT TO YOU BY THE PLEDGE LENDER PURSUANT TO SECTION 9-611 OF THE NEW YORK UNIFORM COMMERCIAL CODE (THE "UCC"). PLEDGE LENDER INTENDS TO FORECLOSE UPON ITS SECURITY INTEREST IN THE ASSETS OF THE PLEDGOR SPECIFIED ON EXHIBIT A (THE "COLLATERAL"). PLEDGE LENDER WILL SELL THE COLLATERAL TO THE HIGHEST QUALIFIED BIDDER IN PUBLIC AS FOLLOWS:

DATE: MAY 17, 2024
TIME: 1:00 P.M. EASTERN TIME
PLACE: 145-19 GUY R. BREWER BLVD. JAMAICA, NEW YORK 11434
YOU ARE ENTITLED TO AN ACCOUNTING OF THE UNPAID INDEBTEDNESS SECURED BY THE PROPERTY THAT WE INTEND TO SELL. YOU MAY REQUEST AN ACCOUNTING BY CONTACTING PLEDGE LENDER OR ITS COUNSEL. [SIGNATURE ON FOLLOWING PAGE] ATTACHMENT: EXHIBIT A REGARDS, VENETIAN ISLANDS LLC BY: NAME: YONEL DEVICO TITLE: AUTHORIZED SIGNATORY SIGNATURE PAGE TO NOTIFICATION OF DISPOSITION OF COLLATERAL EXHIBIT A COLLATERAL ALL OF EACH PLEDGOR'S RIGHT, TITLE AND INTEREST IN OR TO THE FOLLOWING DESCRIBED PROPERTY OF THE BORROWER, WHETHER NOW OWNED OR HEREAFTER ACQUIRED OR ARISING, AS SUCH TERMS ARE DEFINED IN THE PLEDGE AGREEMENT: ALL PLEDGED SECURITIES; ALL SECURITIES, MONIES OR PROPERTY REPRESENTING DIVIDENDS OR INTEREST ON ANY OF THE PLEDGED SECURITIES, OR REPRESENTING A DISTRIBUTION IN RESPECT OF THE PLEDGED SECURITIES, OR RESULTING FROM A SPLIT-UP, REVISION, RECLASSIFICATION OR OTHER LIKE CHANGE OF THE PLEDGED SECURITIES OR OTHERWISE RECEIVED IN EXCHANGE THEREFOR, AND ANY SUBSCRIPTION WARRANTS, RIGHTS OR OPTIONS ISSUED TO THE HOLDERS OF, OR OTHERWISE IN RESPECT OF, THE PLEDGED SECURITIES; ALL RIGHT, TITLE AND INTEREST OF BORROWER IN, TO AND UNDER ANY POLICY OF INSURANCE PAYABLE BY REASON OF LOSS OR DAMAGE TO THE PROPERTY OR THE PLEDGED SECURITIES AND ANY OTHER COLLATERAL; ALL "ACCOUNTS"; "DEPOSIT ACCOUNTS"; "GENERAL INTANGIBLES"; "INSTRUMENTS"; "SECURITIES" AND "INVESTMENT PROPERTY" (IN EACH CASE AS DEFINED IN THE CODE) CONSTITUTING OR RELATING TO THE FOREGOING; ALL RIGHTS, PRIVILEGES, AUTHORITY AND POWER ARISING FROM PLEDGOR'S INTEREST IN THE BORROWER AND OWNERSHIP OF THE COLLATERAL, INCLUDING, WITHOUT LIMITA-

TION, ALL RIGHTS TO VOTE AND GIVE APPROVALS, CONSENTS, DECISIONS AND DIRECTIONS AND TO EXERCISE ANY OTHER SIMILAR RIGHT AS A SHAREHOLDER OF BORROWER AND/OR IN RESPECT OF THE PLEDGED SECURITIES AND/OR THE BUSINESS OR AFFAIRS OF BORROWER AND/OR TO OTHERWISE PARTICIPATE IN THE OPERATION AND MANAGEMENT OF BORROWER, INCLUDING TO ACT AS MANAGER OF BORROWER, AND ALL RIGHTS OF PLEDGOR UNDER OR IN RESPECT OF THE STOCK CERTIFICATE AND ANY OTHER AGREEMENT RELATING TO PLEDGOR'S OWNERSHIP OF EQUITY IN BORROWER; AND ALL PROCEEDS OF ANY OF THE FOREGOING (INCLUDING, WITHOUT LIMITATION, ANY PROCEEDS OF INSURANCE THEREON). [EXHIBIT A TO NOTIFICATION OF DISPOSITION OF COLLATERAL] #101346

#216796

PROBATE CITATION,

FILE NO. 2022-2653, SURROGATE'S COURT - QUEENS COUNTY CITATION, THE PEOPLE OF THE STATE OF NEW YORK, BY THE GRACE OF GOD FREE AND INDEPENDENT, TO: JOHN DOE, NEPHEW OF DECEDENT HEREIN AND SON OF WOLF GRAF, PREDECEASED BROTHER OF THE DECEDENT HEREIN, IF LIVING AND IF DEAD, TO HIS HEIRS AT LAW, NEXT OF KIN AND DISTRIBUTUTES WHOSE NAMES AND PLACES OF RESIDENCE ARE UNKNOWN AND IF HE DIED SUBSEQUENT TO THE DECEDENT HEREIN, TO HIS EXECUTORS, ADMINISTRATORS, LEGATEES, DEVISEES, ASSIGNEES AND SUCCESSORS IN INTEREST WHOSE NAME AND PLACES OF RESIDENCE ARE UNKNOWN AND TO ALL OTHER HEIRS AT LAW, NEXT OF KIN AND DISTRIBUTUTES OF REUBIN GRAF, THE DECEDENT HEREIN, WHOSE NAMES AND PLACES OF RESIDENCE ARE UNKNOWN AND CANNOT AFTER DILIGENT INQUIRY BE ASCERTAINED. AND CHERYL LYNN KATZ, GAL. A PETITION HAVING BEEN DULY FILED BY MERYL WEINSTEIN, WHO IS DOMICILED AT 14509 NEPONSIT AVENUE, QUEENS, NEW YORK 11694. YOU ARE HEREBY CITED TO SHOW CAUSE BEFORE THE SURROGATE'S COURT, QUEENS COUNTY, AT QUEENS GENERAL COURTHOUSE, 6TH FLOOR, 88-11 SUTPHIN BOULEVARD, JAMAICA, NEW YORK, NEW YORK, ON JUNE 6, 2024, AT 9:30 A.M. OF THAT DAY, WHY A DECREE WOULD NOT BE MADE IN THE ESTATE OF REUBIN GRAF LATELY DOMICILED AT 14509 NEPONSIT AVENUE, QUEENS, NEW YORK 11694, UNITED STATES ADMITTING TO PROBATE A WILL DATED OCTOBER 23, 2018 A COPY OF WHICH IS ATTACHED, AS THE WILL OF REUBIN GRAF DECEASED, RELATING TO REAL AND PERSONAL PROPERTY, AND DIRECTING THAT: LETTERS TESTAMENTARY ISSUE TO: MERYL WEINSTEIN. DATED, ATTESTED AND SEALED APRIL 2, 2024. HON. PETER J. KELLY, SURROGATE, JANET EDWARDS TUCKER, CHIEF CLERK. ATTORNEY FOR PETITIONER, YANA FELDMAN, ESQ., YANA FELDMAN & ASSOCIATES, 718-173-8080, TELEPHONE, 132 32ND STREET, SUITE 301, BROOKLYN, NEW YORK, 11232, ADDRESS OF ATTORNEY. [NOTE: THIS CITATION IS SERVED UPON YOU AS REQUIRED BY LAW. IF YOU WISH TO CONTEST THE RELIEF REQUESTED, YOU OR AN ATTORNEY ON YOUR BEHALF MUST CONTACT THE COURT PRIOR TO THIS DATE IN THE MANNER SET FORTH IN THE ATTACHED NOTICE. IF YOU DO NOT CONTACT THE COURT AS SET FORTH IN THE NOTICE, IT WILL BE FOUND YOU CONSENT TO THE RELIEF REQUESTED.] #217185

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 AD-

DRESS, 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 WEHRLER 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 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 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

STATE OF NEW YORK, UNITED STATES OF AMERICA - INTERNAL REVENUE SERVICE, NEW YORK CITY PARKING VIOLATIONS BUREAU, NEW YORK CITY TRANSIT ADJUDICATION BUREAU, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, PRISCILLA "DOE", JOHN DOE (REFUSED NAME), JOHN DOE (REFUSED NAME), JOHN DOE (REFUSED NAME), JOHN DOE (REFUSED NAME), JOHN DOE (REFUSED NAME), JOHN DOE (REFUSED NAME), DEFENDANTS. INDEX NO.: 713951/2023 FILED: APRIL 3, 2024 PLAINTIFF DESIGNATES QUEENS COUNTY AS THE PLACE OF TRIAL. VENUE IS BASED UPON THE COUNTY IN WHICH THE MORTGAGED PREMISES IS SITUATED. TO THE ABOVE NAMED DEFENDANT(S): YOU ARE HEREBY SUMMONED TO ANSWER THE COMPLAINT IN THIS ACTION AND TO SERVE A COPY OF YOUR ANSWER OR, IF THE COMPLAINT IS NOT SERVED WITH THIS SUMMONS, TO SERVE A NOTICE OF APPEARANCE ON THE ATTORNEYS FOR THE PLAINTIFF WITHIN TWENTY (20) DAYS AFTER SERVICE OF THIS SUMMONS, EXCLUSIVE OF THE DAY OF SERVICE; OR WITHIN THIRTY (30) DAYS AFTER SERVICE IS COMPLETE IF THIS SUMMONS IS NOT PERSONALLY DELIVERED TO YOU WITHIN THE STATE OF NEW YORK; OR WITHIN SIXTY (60) DAYS IF IT IS THE UNITED STATES OF AMERICA. 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 OF NATURE OF ACTION AND RELIEF SOUGHT THE OBJECT OF THE ABOVE CAPTIONED ACTION IS TO FORECLOSE A MORTGAGE TO SECURE \$488,400.00 AND INTEREST, RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON OCTOBER 03, 2019 IN CRFN 2019000320854, COVERING PREMISES KNOWN AS 138-02 233RD STREET, ROSEDALE, NY 11422-0000. THE RELIEF SOUGHT IN THE WITHIN ACTION IS A FINAL JUDGMENT DIRECTING THE SALE OF THE PREMISES DESCRIBED ABOVE TO SATISFY THE DEBT SECURED BY THE MORTGAGE DESCRIBED ABOVE. NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME IF YOU DO NOT RESPOND TO THIS SUMMONS AND COMPLAINT BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE MORTGAGE COMPANY WHO FILED THIS FORECLOSURE PROCEEDING AGAINST YOU AND FILING THE ANSWER WITH THE COURT, A DEFAULT JUDGMENT MAY BE ENTERED AND YOU CAN LOSE YOUR HOME. SPEAK TO AN ATTORNEY OR GO TO THE COURT WHERE YOUR CASE IS PENDING FOR FURTHER INFORMATION ON HOW TO ANSWER THE SUMMONS AND PROTECT YOUR PROPERTY. SENDING A PAYMENT TO YOUR MORTGAGE COMPANY WILL NOT STOP THIS FORECLOSURE ACTION. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. DATED: BAY SHORE, NEW YORK APRIL 2, 2024 FRENKEL, LAMBERT, WEISS, WEISMAN & GORDON LLP /S/ BY: LINDA P. MANFREDI ATTORNEYS FOR PLAINTIFF 53 GIBSON STREET BAY SHORE, NEW YORK 11706 (631) 969-3100 OUR FILE NO.: 01-097621-F00

#216692

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

SUPPLEMENTAL SUMMONS

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS MIFIRST BANK, PLAINTIFF, -AGAINST- RICHARD MURPHY, INDIVIDUALLY AS HEIR AND AS VOLUNTARY ADMINISTRATOR HEIRS-AT-LAW, NEXT-OF-KIN, DISTRIBUTUTES, EXECUTORS, ADMINISTRATORS, TRUSTEES, DEVISEES, LEGATEES, ASSIGNEES, LIENORS, CREDITORS, AND SUCCESSORS IN INTEREST AND GENERALLY ALL PERSONS HAVING OR CLAIMING UNDER, BY OR THROUGH SAID DEFENDANT WHO MAY BE DECEASED, BY PURCHASE, INHERITANCE, LIEN OR OTHERWISE, ANY RIGHT, TITLE OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, NEW YORK STATE DEPARTMENT TO THE ESTATE OF GENESIA MURPHY AND GENESIA MURPHY'S UNKNOWN OF TAXATION AND FINANCE,

ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF MORTGAGE ASSETS MANAGEMENT SERIES I TRUST V UNKNOWN HEIRS OF THE ESTATE 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

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



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

**EMAIL
LEGALS@QUEENS
PUBLICMEDIA.COM**



Our World In Pictures

Former President Donald Trump carries boxes of pizza upon arriving at a New York City firehouse to meet with firefighters, Thursday, May 2, 2024, in New York.

AP Photo/Yuki Iwamura

2ND DEPARTMENT / New Business Formations

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, LOCUST 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. GENERAL 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.

#216966

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

106-16 75TH STREET, LLC

NOTICE OF FORMATION OF 106-16 75TH STREET, LLC. ARTS. OF ORG. FILED WITH SECY. OF STATE (SSNY) ON 3/21/24. OFFICE LOCATION: QUEENS COUNTY. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: 106-16 75TH ST, OZONE PARK, NY 11417. PURPOSE: ANY LAWFUL ACTIVITY.

#217064

SPETRO LLC

NOTICE OF FORMATION OF SPETRO LLC ARTS. OF ORG. FILED WITH SECY. OF STATE OF NY (SSNY) ON 03/15/24. OFFICE LOCATION: QUEENS COUNTY. PRINC. OFFICE OF LLC: 1639 CENTRE ST., UNIT 122, QUEENS, NY 11385. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO JAMES P. DELAVAN, 120 E. 29TH ST. PHC, NY, NY 10016. PURPOSE: FASHION DESIGN.

#217201

FAZELESS LLC

FAZELESS LLC. FILED 1/18/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 3452 CRESCENT ST, ASTORIA, NY 11106. PURP: ANY LAWFUL.

#217212

MEDIVERSE GROUP LLC

MEDIVERSE GROUP LLC. FILED 2/4/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 228 PARK AVE, NY, NY 10003. PURP: ANY LAWFUL.

#217213

CNI SUCCESS LLC

CNI SUCCESS LLC. FILED 4/16/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 136-20 38TH AVE, FLUSHING, NY 11354. PURP: ANY LAWFUL.

#217214

32-69 35TH STREET, LLC

32-69 35TH STREET, LLC. FILED 2/15/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 32-69 35TH ST, ASTORIA, NY 11106. PURP: ANY LAWFUL.

#217215

QUENTIN ONE LLC

QUENTIN ONE LLC. FILED 3/6/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 37-12 PRINCE ST, FLUSHING, NY 11354. PURP: ANY LAWFUL.

#217216

8282 LUCKY LLC

8282 LUCKY LLC. FILED 2/26/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 8282 167TH ST, JAMAICA, NY 11432. PURP: ANY LAWFUL.

#217217

INNOVATIVE WORKS LLC

INNOVATIVE WORKS LLC, ARTS OF ORG. FILED WITH SEC. OF STATE OF NY (SSNY) 4/26/2022. CTY: QUEENS. SSNY DESIG. AS AGENT UPON WHOM PROCESS AGAINST MAY BE SERVED & SHALL MAIL PROCESS TO INSHAN RAHIM, 104-55 115TH ST, SOUTH RICHMOND HILL, NY 11419. GENERAL PURPOSE

#217371

PRINCE35 HOLDINGS LLC

PRINCE35 HOLDINGS LLC, ARTS OF ORG. FILED WITH SEC. OF STATE OF NY (SSNY) 4/5/2024. CTY: QUEENS. SSNY DESIG. AS AGENT UPON WHOM PROCESS AGAINST MAY BE SERVED & SHALL MAIL PROCESS TO 136-33 37TH AVE, 7TH FL, FLUSHING, NY 11354. GENERAL PURPOSE

#217373

528 LOCUST STREET, LLC

NOTICE OF FORMATION OF 528 LOCUST STREET, LLC. ARTS. OF ORG. FILED WITH SECY. OF STATE OF NY (SSNY) ON 04/22/24. OFFICE LOCATION: QUEENS COUNTY. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: 5418 69TH LANE, MASPETH, NY 11378. PURPOSE: ANY LAWFUL ACTIVITIES.

#217383

OTIS CONDO HOLDING LLC

NOTICE OF FORMATION, OTIS CONDO HOLDING LLC ART. OF ORG. WERE FILED WITH THE SECRETARY OF STATE OF NEW YORK (SSNY) ON 03/11/2024 OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL A COPY OF PROCESS TO THE LLC, 141-07 20TH AVENUE STE 303, WHITESTONE, NY 11357 PURPOSE: FOR ANY LAWFUL PURPOSE.

#217089

10603

DAB PLUMBING LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: DAB PLUMBING LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 12/19/2023. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS DONEIKA LEE 170 EDGE PARK ROAD, WHITE PLAINS, NY, 10603. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#217210

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

11374

BH 97-32 LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: BH 97-32 LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 2/9/2024. 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 THE LLC 97-32 63 DR, REGO PARK, NY, 11374. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#217204

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

11412 NEW BEGINNING REALITY LIFESTYLE LIMITED LIABILITY COMPANY

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: NEW BEGINNING REALITY LIFESTYLE LIMITED LIABILITY COMPANY. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 4/4/2024. 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 NEW BEGINNING REALITY LIFESTYLE LLC, 11531 204TH STREET ST ALBANS, NY, 11412. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#217189

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

BAJEE TECH AND MULTISERVICES, LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: BAJEE TECH AND MULTISERVICES, LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 4/24/2024. 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 JACKINSTON JEAN 215-22 MURDOCH AVE, QUEENS VILLAGE, NY, 11429. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#217382

IT'S IN QUEENS

This week features many events in a few categories. Consider dozens of tours, countless concerts, hundreds of pooches, several art show openings, and a ridiculous number of dancers.

Jane's Walk

May 3, May 5

Free guided tours all around NYC, focusing on such topics as history, culture, and demographics. There are 25 excursions in Queens over the three days. Alley Pond, Astoria, Douglaston, Elmhurst, Flushing, Flushing Meadows Corona Park, Fresh Meadows, Long Island City, Richmond Hill.

All My Sons

May 3, May 19

Douglaston Community Theatre presents this suspense-filled drama by Arthur Miller. Manufacturer Joe Keller has to deal with the fact that his substandard airplane parts caused the deaths of his own son and other fliers during World War II. Showtimes are 8 pm on May 3, 4, 10, 11, and 18 and 2 pm on May 11 and 19.

Zion Church Parish Hall, 243-20 Church St., Douglaston

Como Si Pasara Un Tren (Like a Passing Train)

May 3, May 26

Soledad Lopez stars in this drama-comedy Argentine playwright Lorena Romanin about a mother and her son, who has Down Syndrome. In Spanish with English supertitles. Fridays at 8 pm; Saturdays at 3 pm and 8 pm; and Sundays at 4 pm.

Thalia Spanish Theatre, 41-17 Greenpoint Ave., Sunnyside

Viva El Cinco De Mayo

May 4, 3 pm.

This festive program showcases world-renowned ensembles presenting traditional Mexican music and dance, including Tlen Huicani from Veracruz, Mariachi Real De Mexico, and Ballet Folklórico Mexicano de Nueva York.

Queens College's Colden Auditorium, 153-49 Reeves Ave., Flushing

QED Makers Market

May 4, noon

More than a dozen Queens-based artisans sell their work, including pottery, prints, jewelry, and candles.

QED Astoria, 27-16 23rd Ave.

Global Mashup: Caribbean Music Night

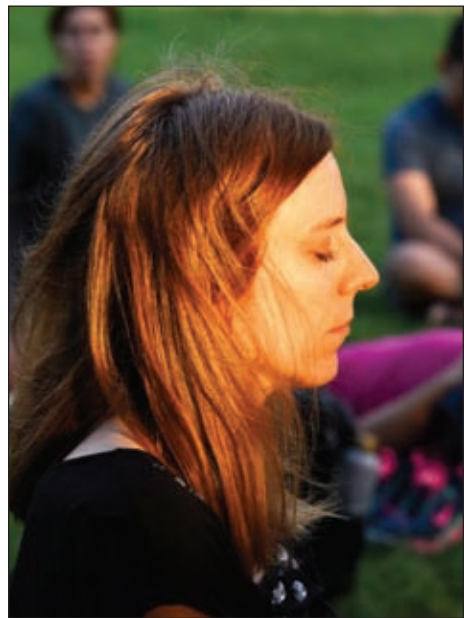
May 4, 7 pm.

Willie Martinez plays Salsa. La Troupe Zetwal does Haitian music. Then, both bands jam together. Dance workshop at 7 pm; Concert at 8 pm. Flushing Town Hall, 137-35 Northern Blvd.

Japanese Director Hiroshi Shimizu

May 4, May 19

Watch some earlier works by Japanese filmmaker



Head to Socrates Sculpture Park for a sunset meditation. Photo via QEDC

Hiroshi Shimizu (1903–1966), who has 163 films to his name, but only around a quarter survive. The schedule features everything from stark early melodramas to lyrical tours of provincial life. Museum of the Moving Image, 36-01 35th Ave., Astoria's Kaufman Arts District

Marimba Extraordinaire

May 4, 7:30 pm.

Makoto Nakura launched his career as a marimbist upon arriving in NYC from Japan 30 years ago. This concert shows his journey through the works which he has commissioned along the way.

The Church-in-the-Gardens, 50 Ascan Ave., Forest Hills

Community Concert for Kids

May 4, 4 pm.

Forest Hills resident Makoto Nakura explains how to play a marimba. He also offers a demonstration and participates in a Q&A.

The Church-in-the-Gardens, 50 Ascan Ave., Forest Hills

Spring Festival

May 4, 11 am.

Clowns, stilt walkers, face-painting, martial arts, games, magic, music, and surprises as organized by the Bayside Hills Civic Association.

Captain Dermody Triangle, 216th Street and 48th Avenue, Bayside

Cui Fei: Vermicular Calligraphy

May 4, May 26.

China-born artist Cui Fei showcases his Vermicular Calligraphy, representing a further exploration of the asemic writing found in nature. While collecting plant materials in nature, Cui became intrigued by the markings carved by beetles on tree trunks and how closely some of these patterns resemble Chinese calligraphy. Opening reception on May 4 at 4 pm.

The Garage Art Center, 26-01 Corporal Kennedy St., Bayside

Heather Kravas: overly merry

May 4, 7 pm.

Six discrete dances – or episodes – unfold and accumulate in unpredictable constellations over the course of more than two hours.

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

Divas of Soul

May 5, 3 pm.

Take a ride on the Midnight Train to Georgia while award-winning vocalist CeCe Teneal clamors for R-E-S-P-E-C-T. This celebration covers 30 years of chart-topping music from artists including Aretha Franklin, Gladys Knight, Chaka Khan, Tina Turner, and Whitney Houston.

Queensborough Performing Arts Center, 222-05 56th Ave., Bayside

CrossCurrent Dance Festival

May 5, 2 pm.

The Nai-Ni Chen Dance Company presents the dances of Keerati Jinakunwiphat and Lenora Lee and the music of New Asia Chamber Music Society alongside its own work as part of the 11th CrossCurrent Dance Festival.

Flushing Town Hall, 137-35 Northern Blvd.

Open Street

May 5, 2 pm.

Korea Art Forum spearheads an outdoor celebration with dance from diverse origins, including Jendaya Dash, Thomas Gallagher, Priscilla Marrero, Sari Nordman, Vong Pak, and various community groups. Repeats on May 12.

The 62nd Street Cul-de-Sac between Woodside Avenue and the LIRR Station, Woodside

Adoption Event

May 5, 1 pm.

Various agencies offer dogs along with a pet-friendly vendor market and a dog area with a sprinkler, free tennis balls, water station, and treats.

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



The Nai-Ni Chen Dance Company presents the dances of Keerati Jinakunwiphat and Lenora Lee and the music of New Asia Chamber Music Society alongside its own work as part of the 11th CrossCurrent Dance Festival at Flushing Town Hall. Photo via QEDC



Salsa and Haitian music meet at Flushing Town Hall's monthly mashup. Photo via QEDC

A Jazzy Kids' Swing-a-Long!

May 5, 4 pm.

Allegra Levy and her friendly big band present songs for children.

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

Nature's Muse, Paintings of Water Plant Ecosystems

May 5, 2 pm.

The opening for an exhibition by guest artist Helaine Soller.

Studio 41, 27-15 41st Ave., Long Island City

Curator's Tour

May 5, 11:30 am.

Kate Wiener leads a tour of Toshiko Takaetzu: Worlds Within. Advance registration is not required. Meet on the second floor in Area 11.

The Noguchi Museum, 9-1 33rd Rd., Long Island City

Fluid Art

May 5, noon

Jammin Canvas leads an exploration of the trendy new techniques of Fluid Art. No brushes, this is a swipe and balloon smash to create beautiful effects of flowers coming out of the marsh. Alley Pond Environmental Center, 229-10 Northern Blvd., Douglaston

Opening for Two Shows

May 7, 6 pm.

Tolia Astakhishvili, who works across sculpture, drawing, painting, sound, and video, unveils his first exhibition in the United States. On the same night, Covey Gong shares his recent sculpture consisting of abstract metal armatures, disused fabrics, and extra lengths of thread. SculptureCenter, 44-19 Purves St., Long Island City

Sunset Meditation

May 7, 7 pm.

Mindful Astoria brings mindfulness meditation sessions designed for all experience levels and practices. They run weekly on Tuesdays at 7 pm through Aug. 27.

Socrates Sculpture Park, 32-01 Vernon Blvd., Long Island City

CITG Jazz Ensemble

May 7, 7:30 pm.

Original compositions and arrangements by the CITG Jazz Ensemble, including saxophonists Don Hansen and Bill Humphrey, guitarist Alan Tichman, bassist Gene Torres, drummer Mike Jett, and pianist Sunny Knable.

The Church-in-the-Gardens, 50 Ascan Ave., Forest Hills

Queens New Music Festival 2024

May 9, May 12

Six concerts with 38 performers playing music by more than 30 composers.

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

Third Law

May 9, May 26

Through a digital game board, the audience helps shape the characters in this live play, collaborating with the artists and each other. Shows are May 9, 7 pm and 8:30 pm; May 10, 7 pm and 8:30 pm; May 11, 2 pm, 4 pm, and 7 pm; May 12, 2 pm and 4 pm; May 16, 7 pm and 8:30 pm; May 17, 7 pm and 8:30 pm; May 18, 2 pm, 4 pm, and 7 pm; May 19, 2 pm and 4 pm; May 23, 7 pm and 8:30 pm; May 24, 7 pm and 8:30 pm; May 25, 2 pm, 4 pm, and 7 pm; May 26, 2 pm and 4 pm.

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

Jami Nakamura Lin: The Night Parade

May 9, 6 pm.

Jami Nakamura Lin discusses her book, The Night Parade, on monsters, spirits, and creatures of Japanese, Taiwanese, and Okinawan folklore, her bipolar disorder, her ancestry, her father's death, and her child's birth. Online.

Thursday Night Jazz: Isaiah J. Thompson

May 9, 8 pm.

Thompson has performed with major artists, including Ron Carter, John Pizzarelli, Christian McBride, Cécile McLorin Salvant, Steve Turre, and Buster Williams.

Jamaica Performing Arts Center, 153-10 Jamaica Ave.

As city gets power to close smoke shops, Queens officials call one out

Continued from page 1

undermining the workers in those businesses, and they are doing so at the expense of our community.”

The officials say that enforcement against Hazeland thus far has mirrored that of the enforcement taken unsuccessfully by the Sheriff’s Department in the past. Though sheriff’s deputies have busted the store and locked its doors, its owners have come back the next day and opened up for business as if nothing had happened.

But now, through the recently passed state budget, the city is expected to gain the power to padlock doors for good, and issue criminal consequences should an owner or employee of an illegal shop attempt to get back inside.

“We have gotten a commitment that [the sheriff] is coming back, and we need them to come back,” said Assemblymember Catalina Cruz. “We need them to shut this shop and any other shop in the neighborhood permanently.”

Stacey Gauthier, the principal of the Renaissance Charter School located diagonally across the street from Hazeland, said she is worried for the safety of her students when stores like Hazeland open up.

“What’s it going to take? Is it going to take for a child to get sick, a child to die? Because we do not know what they are ingesting,” she said. “These shops do not follow the rules. I’m not anti-cannabis. I think New York State is trying to go about it the right way to make it legal. But my understanding is that even legal shops should not be so close to the school, and this is an illegal shop.”

“We are extremely, extremely concerned about this,” she added.

Lawmakers said that they were confident that the legal changes passed through the state budget would begin to have an effect in neighborhoods like Jackson Heights.

borhoods like Jackson Heights.

“On 4/20 we very appropriately passed the budget that included the provision to shut down these illegal shops,” said Assemblymember Jessica González-Rojas, a proponent of pot’s legalization in the state in 2021.

“When we passed the Marijuana Regulation Taxation Act a few years ago, this was to ensure that people most impacted by the War on Drugs were at the front of the line, and there was a difficult and robust process to ensure that anyone that wants to open a legal shop went through a number of hoops to ensure that they were going to follow the law,” she added. “And let me

tell you, when these guys like Hazeland and so many others throughout the neighborhoods in the district, when they open up their shop, they jump ahead, they break the law.”

The new law will see the city “deputize” the NYPD to join the sheriff and other city and state agencies in shutting down illegal shops.

Mayor Eric Adams had previously said he could shutter all the shops in 30 days if a law of this kind went into effect – he has since amended that statement to say that the city could make a “substantial dent” in that same timeframe.

The mayor also acknowledged that he was worried that stores may still find loopholes to

open up in some form again even after they are shut by the city.

“Now we have the tools, we have the authority and we’re going to start kicking into place,” Adams said on Tuesday. “On the 31st day, don’t be standing in front of City Hall and say ‘Hey, I saw a shop,’ because they’re going to continue to open and we will continue to close it.”

Much of the vocal push back on illegal weed shops, although largely ubiquitous from officials and community members, has more recently come from moderate Democrats and conservatives, rather than progressives like Cruz, González-Rojas and Krishnan, who all rallied together this week.

“The fact of the matter is, our agencies need to be focused on issues like these,” Krishnan said to the Eagle. “The reality is when it comes to illegal weed shops in our neighborhood, unlicensed weed shops are a true public safety and public health hazard. For this mayor who claims to be about improving public safety, this is the issue that the city agencies should be focused on.”

When announcing the new laws, both the mayor and Governor Kathy Hochul tried to reassure New Yorkers that increased cannabis enforcement would not lead to the same Drug War-era tactics that disproportionately affected Black and brown communities.

The officials on Thursday didn’t express any reluctance to give more power to the mayor and NYPD when it comes to policing illegal cannabis sellers.

“I think for this particular purpose, it is the way we have to do it,” said Cruz. “There’s going to be coordination between [the Office of Cannabis Management] and local law enforcement, whether it’s a sheriff or NYPD, and I think that’s the way that it should have always worked.”

“We have done our job,” she added. “Now it’s your turn – sheriff and governor, and each of your agencies, to do yours.”



Officials and local community members singled out Hazeland, an illegal smoke shop just stepped from a charter school in Jackson Heights.

Eagle photo by Ryan Schwach

BEHIND THE BENCH



Court Officer Robert Mair has heard your jury duty excuses

By Ryan Schwach
Queens Daily Eagle

If you have got called into jury duty at Queens Civil Court in the last few years, chances are you were greeted by Court Officer Robert Mair.

Mair, a Manhattan native who has spent the last 16 years as a court officer at the Queens County Clerk’s Office, specifically deals with members of the public coming in to serve a turn of jury duty.

When a member of the community comes into court Mair helps coordinate and corral jurors from the central jury and into the various selection rooms and courtrooms they are needed in.

“Our job is to make sure that that works nice and smoothly,” he said. “We’re kind of like the liaison between the courtroom and the central jury room...I’m up here just to make sure everything goes nice and smoothly, and everyone gets through this service unscathed.”

While in college, Mair decided to take civil service tests and eventually became a court officer.

“I like helping people,” he said. “I was used to dealing with the public.”

In his 16 years now, Mair has encountered all types of potential jurors.

“It’s very interesting because you have such

a range of emotions when people come in,” he said. “There’s people that are happy to do this civic duty, and there are those that come in and they just do not want to be there.”

Although Mair understands that being called to jury duty can be stressful and inconvenient situation for some, who may be missing a day of work or needed to figure out childcare. Regardless, he treats everyone the same.

“You try to greet them in a way where they feel a little bit more comfortable about the process, regardless of how they feel coming in,” he said. “You want them to have a good experience because you want the public to come and do this, it’s a needed process. So, we try to help shape their opinion of it and it starts from once they walk in.”

Mair says he does this by patiently answering questions, assuaging worries and guiding people through the process, while injecting humor when he can.

“I’m not over here doing comedy acts, but if you can kind of just get a person to just smile a little bit, it goes a long way and it helps the process a lot,” he said.

No matter what though, he said that people do come in eager, stressed and often angry about being in court, so an easy hand is necessary.

Of course, there are also a fair amount of people who come in with their excuses, not so



Court officer Robert Mair.

Courtesy of Mair

keen to sit on Sutphin Boulevard all day. When it comes to excuses, Mair has heard every last one.

“You get tons of excuses,” he said. “You hear them all.”