

## QUEENS TODAY

MAY 15, 2024

**QUEENS DISTRICT ATTORNEY MELINDA KATZ** said Monday that 24-year-old Brooklyn man Lance White-Hunt was arraigned on an indictment charging him with burglary, identity theft, attempted grand larceny and other crimes for illegally occupying a home in Jamaica and forging leasing documents in an effort to stake his claim as a legal tenant. The defendant went as far as to file a suit against the rightful owner and her broker in Civil Court. White-Hunt faces up to 15 years in prison if convicted. Supreme Court Justice Toni Cimino ordered him to return to court on June 11. “You cannot claim rights to a home that you have entered illegally,” said Katz. “My office will not allow individuals to capitalize on the confusion surrounding squatters’ rights for their own personal gain. We will bring criminal charges and secure indictments not only for the unlawful occupancy, but also for any forged documents used in the commission of the crime. The law does not permit illegal residency and we will continue to prosecute such cases in Queens.”

**POLICE ARE INVESTIGATING TWO** different hit-and-run crashes that happened within hours of each other in Queens on Monday, ABC reports. The first happened just before 5:25 p.m. on Rockaway Point Boulevard in the Breezy Point section of the Rockaway peninsula. A 55-year-old man was struck by the driver of the gray Honda CRV, who fled the scene. The victim was taken to Brookdale Hospital in stable condition. It may have been a case of road rage, police say, but no arrests have been made. A few hours later at around 10 p.m. in Rego Park, a 63-year-old woman was struck while crossing Queens Boulevard. She was hit by a driver behind the wheel of black BMW that was heading north at the 63rd Drive intersection. The victim was taken to Elmhurst Hospital with critical injuries. The driver later turned himself in at the 112th Precinct, and charges are pending.

**A COALITION OF QUEENS GROUPS** rallied outside the office of State Senator Jessica Ramos on Tuesday in support of Steve Cohen’s plan to bring a casino to Citi Field dubbed Metropolitan Park, Gothamist reports. The group argued the project will bring \$1 billion in jobs, economic development and infrastructure improvements to the borough. Ramos has yet to make a decision if she will lend legislative support to the plan in Albany. “Steve Cohen is doing his job trying to win support for his casino bid, and I’m doing mine in Albany representing my constituents,” Ramos said in an emailed statement in response to the rally.



## Public defenders call on judge to dismiss landlord suit brought against court system

The Legal Aid Society and a number of Queens-based organizations are calling on a judge to dismiss a lawsuit brought earlier this year by a group of landlords calling on the court system to speed up eviction cases.

Eagle file photo by Walter Karling

**By Jacob Kaye**  
Queens Daily Eagle

Several months after a group of landlords sued the state’s court system over its handling of eviction cases, a group of Queens-based organizations and the Legal Aid Society are attempting to put an end to the landlords’ lawsuit. Make the Road NY, MinKwon Center for Community Action and Housing Court Answers filed a motion in Queens County Supreme Court with the help of the Legal Aid Society on Friday calling on a judge to deny the landlord groups’ lawsuit brought in February, which, among other things, demands the state’s court system speed up eviction proceedings.

In their motion filed last week, the commu-

nity groups claim that the landlords’ suit should be dismissed because the homeowners allegedly failed to prove that they had at all been harmed by the pace in which cases are heard in the city’s Housing Courts.

Though the landlords argued in the suit that lengthy delays in Housing Court brought on by tenant attorneys have created a court system that is “tilted decidedly against the protection of landowner’s rights to their property,” the Legal Aid Society said that the petitioners had “failed to allege any concrete harm to any petitioner from any adjournments or calendaring delays in a single case.”

“While petitioners repeatedly refer to vague ‘harm to landlords,’ they fail to specify any spe-

cific harm to any specific petitioner,” Friday’s filing reads. “Indeed, despite listing a plethora of cases in the petition, petitioners fail to actually draw any causal connection between any specific action by respondents and any specific harm to petitioners.”

“Petitioners have not alleged that they have lost rent money in any specific case due to an adjournment granted over their counsels’ objection — indeed, their counsel does not appear to have objected to a single adjournment in a single case petitioners list,” the filing continued.

Ellen Davidson, a staff attorney in the Legal Aid Society’s Civil Law Reform Unit, called the lawsuit brought by the landlords “another

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## Rozario family denies mayor reached out as Adams says ‘no’ to discipline for officers

Mayor Eric Adams said he would not discipline the NYPD officers who shot and killed Win Rozario in Queens before the attorney general’s investigation concludes.

Photo by Caroline Rubinstein-Willis/Mayoral Photography Office

**By Ryan Schwach**  
Queens Daily Eagle

Hours after Mayor Eric Adams claimed on Tuesday that he reached out to the family of Win Rozario, the 19-year-old from Queens who was shot and killed by NYPD officers inside his family’s Ozone Park home in March, Rozario’s family said they had yet to hear personally from the mayor.

Adams said on Tuesday during his weekly “off-topic” press conference that he reached out to the Rozario family following the shooting, but that they declined to speak with him.

However, in a statement later in the day, the family denied the mayor ever reached out at all. They also added that they likely wouldn’t be interested in speaking with him even if he did reach out with his condolences for the shooting, which both Rozario’s mother and younger brother witnessed.

“Contrary to what he claimed this morning, Mayor Adams never personally reached out to our family,” the family said in a statement. “We don’t need ‘comforting’ words from the mayor.”

Adams said that he had tried to speak to the

*See story on page 2*

# Rozario family denies mayor reached out after he said he did

Continued from page 1

Rozario family, who he said “did not want to communicate at the time.”

“I respect that,” Adams said. “It’s a very painful encounter, and I’ve experienced visiting many parents after they lost a loved one to some violence, and I know how hard it is.”

In addition to his comments about reaching out to the family, Adams said on Tuesday that he would refrain from taking any sort of disciplinary action against the NYPD officers who shot Rozario, Matthew Cianfrocco and Salvatore Alongi, until the state’s attorney general had completed her investigation into the shooting.

In recent weeks, Rozario’s family and advocates have called on the mayor to fire the officers, both of whom have been stripped of their badge and gun while the investigation plays out.

They’ve also criticized the mayor for what they say is his lack of outrage over the shooting, which came after the teenager called 911 for assistance while allegedly experiencing a mental health crisis.

“We need action and so far we’ve seen no action from Mayor Adams that makes us feel like he’s taking this seriously or that he cares,” the family said on Tuesday. “If Mayor Adams truly cares, he should immediately suspend Alongi and Cianfrocco and make sure they’re fired instead of trying to dodge accountability for his responsibilities as mayor.”

Adams, who had not publicly commented on the Rozario shooting since his family called for the officers’ firing last Wednesday at City Hall, said his heart goes out to the family, but said he wouldn’t meet them on the demand of firing the officers, who are currently on modified duty.

“There is an investigation,” Adams said when asked to respond to last Wednesday’s rally at City Hall. “The attorney general will make a determination and then the other part of the process will move forward.”

“The unfortunate shooting is going to take its process,” he said.

Lydia Colon, the executive director of the Justice Committee, which are assisting the family, did not approve of the mayor’s statements.

“It’s unacceptable for Mayor Adams to say he’ll ‘let the process’ play out as if he has no power or responsibility when the NYPD has already engaged in cover-up and obstruction in this case,” Colon said.

On Tuesday morning, around the time the mayor held his weekly press conference, the Rozario family and advocates met with the Civilian Complaint Review Board regarding the board’s formal investigation into the teenager’s



The family of 19-year-old Win Rozario, who was shot and killed by police in March, called for the firing of the officers involved at a rally in front of City Hall last week.

Eagle file photo by Ryan Schwach

killing. According to advocates, the CCRB said that the NYPD had yet to turn over the required documents regarding the investigation to the oversight entity.

“We appreciate that the CCRB met with us and explained their process – this is something the NYPD hasn’t done even though they claim to also be investigating the murder of Win,” the family said in a statement. “We’re concerned that it’s been almost two months and the NYPD still hasn’t gotten all the information to the CCRB that they should have.”

Both the family and Colon accused the NYPD of a cover-up with the Rozario case, claiming that they are trying to obstruct the CCRB investigation.

“They used similar cover-ups and obstruction after they killed Kawaski Trawick,” Colon said. “We won’t let the Rozario family suffer through the same obstructive coverup tactics at the hands of the NYPD and the Adams administration. Mayor Adams keeps trying to obscure his responsibility in this case.”

Last Wednesday, the family made the initial call for the mayor to take the disciplining of Alongi and Cianfrocco into his own hands from the steps of City Hall.

“He needs to suspend them without pay and fire them,” Rozario’s younger brother, Utsho Rozario, said. “As a New Yorker, I’m calling out to all New Yorkers to get together. Don’t let these corrupt cops and NYPD get away with killing my brother. Don’t let those corrupt cops kill more people.”

The family also said that in addition to losing their family member, they suffered further

humiliation at the hands of the NYPD following the shooting.

Utsho and Notan Eva Costa, Rozario’s mother, were brought to a police precinct and “interrogated” by police after the killing. They were also kept out of their home for two days following Rozario’s death.

“After my brother was killed, the NYPD treated me and my mother like we were criminals,” said Utsho.

The 17-year-old said that both he and his mom were immediately taken to the 102nd Precinct. Utsho, who was wearing shorts and a sweatshirt, said that he wasn’t allowed to change despite the chilly weather.

Utsho also said they were not able to retrieve his parents’ medication or their family cat until they got back into their home 48 hours later, where Queens based advocacy group DRUM helped them clean up the blood left at the scene.

“[The NYPD] didn’t seem worried about us at all,” he said.

The mayor did not comment on the statements made by the family on Tuesday.

Rozario, a 19-year-old with undisclosed mental issues, was having an “episode” on March 27 at his Ozone Park home when he called the police for help.

Body camera footage released on May 3 by the state attorney general showed the entire interaction, which lasted less than three minutes.

Alongi and Cianfrocco approached the Rozarios’ Ozone Park home and after speaking briefly with Utsho, they went upstairs to the apartment, where Rozario was with Ava Costa. Rozario then grabbed a pair of yellow scissors

from a drawer and moved in the direction of the police, but was stopped by his mother.

Alongi almost immediately pulled out his Taser, while Cianfrocco pulled out his gun.

Alongi then fired his Taser, striking Rozario. Despite the discharge of the Taser, Ava Costa continued to hold onto her son.

“Let go of him, and back up,” the police shouted. “Let go of him, miss”

Utsho, who was standing to the left of police, said, “Please don’t shoot my mother,” a phrase he repeated to the officers throughout the remainder of the incident.

Though at one point, his mother was able to take the scissors out of Rozario’s hands, the teen eventually grabbed them again and was almost immediately shot at least four times by the officers, the bullets flying over the heads of Ava Costa and Utsho.

Advocates last week, and even since the hours following Rozario’s killing, argued that NYPD should not be the lone entity responding to mental health incidents.

“Instead of a police response, mental health professionals should have been sent to him,” Queens City Councilmember Lynn Schulman said in April.

For one, the mayor did not seem to fully disagree with that sentiment, saying on Tuesday that responding to a mental health crisis is “not a perfect science,” and that Rozario’s case was not a case that would have normally have a mental health professional alongside NYPD officers.

“But you have to get it right, and try to get it right all the time, and it’s just not that possible,” he said.

“We have to constantly find ways of how we deal with those who are a danger to themselves and others and they’re dealing with severe mental health issues, or they’re in a moment of a crisis,” he added. “This has been a challenge for as long as I remember.”

Adams recalled the 1984 shooting of Eleanor Bumpurs, a 66-year-old mentally ill Black woman who was killed by police when she struggled with them during an eviction. The killing happened just after Adams had joined the NYPD.

“I remember how angry I was as a rookie,” Adams said. “These are painful incidents...and we have to continue to look across the globe on how we minimize the loss of life of the person involved, the family members that are involved, and the city employees who respond and we have not figured it out completely yet.”

## Sixty new electric buses to join MTA fleet in Queens, other boroughs

By Ryan Schwach  
Queens Daily Eagle

Electric, zero emissions buses are coming to Queens with the addition of 60 new buses to the city’s fleet, officials announced on Tuesday.

MTA officials and local electeds announced the introduction of the 60 new buses, which will run routes in Queens, Brooklyn and Staten Island, from the Grand Avenue Bus Depot in Western Queens on Tuesday.

The buses will join the MTA’s 15 existing zero emission buses currently operating in Manhattan, and go toward the agency’s goal of going entirely electric with their buses by 2024.

“I always say mass transit is the antidote to climate change,” MTA Chair and CEO Jano Lieer said. “Zero emission buses are key to our ability to improve air quality. They help reduce harmful pollutants and create better public health outcomes.”

Officials say the buses will run through historically disadvantaged communities that are often plagued with bad air quality and other climate issues disproportionately when compared to whiter and wealthier neighborhoods.

“They’ve struggled disproportionately with the impacts of bad air quality we talk about all the time, high rates of asthma, other bad health outcomes, and it’s one of the reasons that we want to put the zero emissions buses first into those historically disadvantaged communities,” said Lieber.

No one appeared happier about the an-



The MTA announced the addition of 60 zero emissions buses to their fleet, many of which will be used on Queens routes.

Marc A. Hermann / MTA

nouncement than Queens Borough President Donovan Richards, who called the 60 new buses a massive victory for the borough.

“For generations, unchecked fossil fuel use has had disastrous impacts on our communities,” he said. “And of course, as we often see, whenever we get torrential rains, Queens is always ground zero when it comes to climate change.”

“Electric buses means less emissions, cleaner air and a healthier borough, period,” Richards added. “They mean a more sustainable environment and a more resilient Queens that we can pass on to our future generations.”

Congressmember Nydia Velázquez also applauded the new additions to Queens’ roads.

“Today’s event solidifies [the MTA’s] commitment to redesign and decarbonize public transit, to protect the environment, our driver’s health, conserve energy and offer our constituents efficient performance,” she said.

At the bus depot, the MTA also installed 17 new bus charging points that will be used to power the buses.

The MTA said the 60 buses will be put into service by the end of the year, and that they expect to start receiving their next order of 205 electric buses in late 2025.

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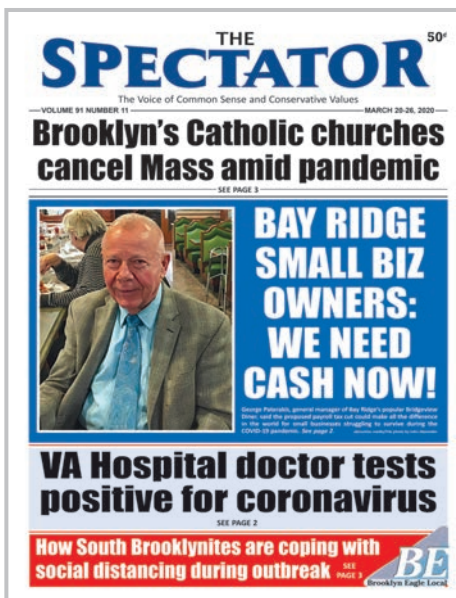
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# Manhattan co-op in crisis spearheads push to cap land rent hikes

By Gabriel Poblete  
THE CITY

A throng of city co-op apartment owners traveled to Albany last week to plead their case for bills that would shield them from rent increases on the land their buildings sit on. Calling themselves the Ground Lease Co-op Coalition, they are demanding protections even stricter than those recently passed for tenants under the Good Cause law Gov. Kathy Hochul signed earlier this month.

Assemblymember Linda Rosenthal (D-Manhattan) and Sen. Liz Krueger (D-Manhattan) are the lead sponsors of bills that would cap any annual rent increase for co-op buildings on ground leases by 3% or the consumer price index, whichever is greater. It would also allow for the co-op to take on a mortgage or other forms of debt for repairs, maintenance and capital improvements.

“Every situation you could think of about housing is at a crisis point, and this would create another one for the people who live in as many of the 100 ground lease buildings that we’ve uncovered so far,” Rosenthal said to THE CITY.

She stood with Bronx, Brooklyn and Queens shareholders whose co-ops lease their land, worried that one day in the future the landowner could make remaining in their homes unaffordable. But it’s Manhattan co-op owners — mired in a big-money legal battle with their landowners — who are bankrolling the campaign, state records show.

Last month, Carnegie House Tenants Corp., consisting of shareholders in a 324-unit co-op building on West 57th Street near Billionaires’ Row, signed a \$12,500-a-month lobbying contract as the Ground Lease Co-op Coalition. That agreement is with Carnegie House’s building manager, Alidade Realty Services, and is retroactive to Jan. 1.

The same day, records show, Carnegie House owners also retained an Albany lobbying outfit, Corning Place Communications, for an additional \$1,000 a month. Then in April, Carnegie House owners signed up to pay lobbyist Jason Laidley of the lobbying firm London House an additional \$14,000 this legislative session.

Paul Larrabee, the spokesperson for the coalition and an executive at Corning Place, said the coalition is an unstructured, grassroots group. He said of the Carnegie House Tenants Corp. and the coalition: “These two groups share several common advocacy objectives and are working together to share their points-of-view at the Capitol.”

Alidade and Carnegie House Tenants Corp. did not respond to requests for comment.

The Carnegie House owners’ spending to lobby Albany lawmakers is an investment with big potential payoff for them: their ground rent could



Pedestrians walk past the Carnegie House at 100 W. 57th St., May 6, 2024.

Credit: Ben Fractenberg/THE CITY

increase as much as fivefold, they predict, when their lease expires in March. They currently pay \$4.4 million per year in ground rent.

Landowners David Werner and Rubin Schron purchased the property for \$270 million in 2014. In 2019, their venture Werner Group demanded the shareholders pay \$280 million for the land, an offer they refused. The potential hike is so steep that co-op leaders have discussed refusing to renew the lease — a step that would require them to dissolve the co-op and become rent-stabilized tenants.

The Werner Group did not respond to a request for comment from THE CITY.

Louis Grumet and his wife, both 80, moved to Carnegie House back in 2011. At the time, Grumet was paralyzed from the waist down, so they wanted to move to a building that was accessible and close to their hospitals. Grumet said that he understood there was some risk associated with the apartment but only realized the gravity of the

situation when banks stopped issuing mortgages for buyers.

“I keep hoping that we somehow can either win this, either legislation or we can come up with a reasonable rent,” Grumet said. “Because I don’t know what our other options are.”

Grumet fears losing the nearly \$780,000 they paid for the two-bedroom apartment. As things stand, prices have plummeted; the apartment above his is currently on the market for \$450,000.

“As near as I understand, if we can’t match their rents next March,” Grumet said, “we lose everything we have in this place. We are suddenly tenants again.”

## Banks Wary

According to the lobbyists Carnegie House hired, 4,700 apartments in Queens are part of co-ops or condos with ground leases, more than any other borough. Manhattan has 4,000 ground lease units, whereas 900 are in Brooklyn and 500 in The

Bronx, with an additional 1,700 in Westchester County.

Rosenthal, chair of the Assembly’s housing committee, said that many of those living in the co-ops are seniors. When asked about Carnegie House’s role, she pointed to many of the co-op owners being in the outer boroughs, with the most in Queens.

Said Krueger in an interview with THE CITY: “We’re very concerned if we don’t act at a time in history where the sky’s the limit on land values in the five boroughs and Westchester, that we’re just gonna see mass changes in ownership, and people thrown out of their homes and buildings torn down.”

Zachary Steinberg, vice president of policy at the Real Estate Board of New York, a trade group representing property owners, said in a statement to THE CITY that his organization opposed the proposed legislation, calling it a giveaway to well-off people.

“This bill is an unconstitutional solution in search of a problem,” Steinberg said. “It is simply bad public policy to give a legislative handout to the millionaire co-op owners who bought their homes at cut prices years ago with full knowledge of these ground lease arrangements.”

Shareholders in ground lease co-ops outside Manhattan say the legislation is urgent for them, too.

Jennifer Wagner is currently the co-op president of Sheepshead Terrace, a 169-unit co-op in Sheepshead Bay, Brooklyn, built in the 1950s under a century-long ground lease.

Now fewer than 30 years are left on that lease — and that’s making some banks refuse to lend in the building, leading prospective apartment buyers to walk away.

Wagner said she bought her co-op apartment over 20 years ago, with the promise of a stable home for her and her two children, one of whom has autism. At the time of purchase, she said she didn’t know that the co-op was on leased land. Now she’s concerned the equity she’s put in her unit was all for nothing, a sentiment many others at her co-op share.

The landowner for her property, according to city records, is Land & Leases Corp., which THE CITY could not reach for comment.

“This is the only neighborhood my children know,” said Wagner.

“My children haven’t lived anywhere else,” she said. “So this is our home. This is supposed to be my safe place.”

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



Pedestrians walk past the Carnegie House at 100 W. 57th St., May 6, 2024.

Credit: Ben Fractenberg/THE CITY

# Asian Jewish Americans Have a Double Reason to Celebrate Their Heritage in May

By **Samira Mehta**  
The Conversation

May is both Asian American, Native Hawaiian and Pacific Islander Heritage Month and Jewish American Heritage Month. Two entirely separate commemorations for two entirely separate communities, right?

Think again. Not only do Asian American Jews exist, but we come from a variety of places and come to Judaism in a range of ways.

## Centuries of history

Some Asian American Jews come from longstanding Jewish communities in Asia. The two most famous of these are the Kaifeng Jews of the Henan Province in China and the Jewish communities of India.

Today, the Kaifeng Jews are a tiny number of people to which very few, if any, Chinese American Jews trace their heritage. The community likely arrived in China from India or Persia around 1000 C.E. and probably had about 5,000 people at its peak.

Indian Jews, however, are another matter. In fact, they consist of three separate communities: The Bene Israel, the Jews of Cochin and the Baghdadi Jews. Each arrived in India at different moments — with the Baghdadi community being the most recent — and therefore their traditions sometimes differ. For instance, the Jews of Cochin are known for their musical traditions, and the Bene Israel give particular importance to the Prophet Elijah.

In 2020, there were about 4,800 Jews in India, but almost 85,000 Jews with Indian roots live in Israel and a few hundred in the United States.

Indian Jewish communities have distinct cultures that come from living in a majority Hindu and Muslim society. Indian American Jewish artist Siona Benjamin, for example, creates art that fuses her American and Jewish identities with her Indian childhood — “inspired by both Indian miniature paintings and Jewish and Christian illuminated manuscripts,” as the Brooklyn Museum described her work. Figures in her paintings are often blue, reminiscent of Hindu depictions of incarnations of Vishnu, and they include images of lotus flowers.



A Jewish man lights a lamp inside the Keneseth Elijah Synagogue in Mumbai, India, after restoration work in 2019.

AP photo by Rajanish Kakade

## Multiple heritages

Many other Asian American Jews are children of one Jewish parent and one non-Jewish Asian parent — like Angela Buchdahl, the Korean American rabbi of New York City’s Central Synagogue. Buchdahl has an Ashkenazi Jewish father, meaning that his ancestors came from Central or Eastern Europe, and a Korean Buddhist mother.

Raised in a synagogue that her Jewish grandparents helped to found, Buchdahl has written and spoken publicly about the pain that she experienced as a teen and young adult when she was the only Asian person in Jewish spaces. At other times, she was not recognized as Jewish — for instance, by the Chabad rabbis on her undergraduate campus.

She has also talked about moments when her family blended their heritages. During Passover, for example, the traditional plate for the Seder meal includes “maror”: bitter herbs to remind Jews of the pain of slavery. Many families use horseradish, but one year, Buchdahl’s mother swapped in kimchee.

When the rabbi appeared on the PBS program “Finding Your Roots,” she talked about the resonances that she sees between Jewish and Korean Buddhist culture, such as respect for elders and education.

It is this type of experience — growing up the child of an interfaith, interracial marriage — that sociologists Helen Kim and Noah Leavitt focus on in their 2016 book “JewAsian,” the first major study of Asian American Jews.

## ‘You’re Jewish?’

Other Asian American Jews were adopted into Jewish families, most of whom are white and Ashkenazi — an experience studied by the Adoption and Jewish Identity Project. Many families raising Asian American Jewish children face challenges that are shared with other transracial adoptive families, such as adoptive parents not knowing much, at least initially, about their child’s culture of origin.

Some challenges, however, are more unique, such as the reality that Hebrew School and Chinese School are often at the same time. In fact, in my hometown when I was growing up, they were at the same time and in the same place, such that there was a Hebrew School-Chinese School car pool — but also such that no one could participate fully in both programs.

In addition, Asian Jewish adoptees and other Jews of color face assumptions from many white Jews that Jews of color are not Jewish or are converts. Usually, children adopted into Jewish families do undergo a formal conversion. They grow up in Jewish homes, as familiar — or not — with Jewish traditions as people born into Judaism.

## Converting to Judaism

Some Asian American Jews are adult converts to Judaism, like SooJi Min-Maranda, the Korean American executive director of Aleph: the Alliance for Jewish Renewal, a movement that trains and ordains Jewish leaders from a range of Jewish backgrounds. So am I, a half-South Asian scholar of American Jewish religious history.

I usually do not look for ways to combine my Indian heritage and my Jewish religious life, but every now and then I find myself doing so — as at Hanukkah, when I have celebrated with deep-fried Indian food, and during the festival of Sukkot, when I have imagined making the holiday’s signature booths out of Indian bedspreads.

As with all people who choose to live Jewish lives, Asian Americans convert to Judaism for many reasons. After conversion, we often find ourselves fending off the assumption that either we are not Jewish or that our conversions were motivated exclusively by marriage.

In fact, there are enough Asian American Jews out there that several organizations serve them. For instance, the Lunar Collective “cultivates connection, belonging and visibility for Asian American Jews.” They host Seders and Friday night Shabbat events for Asian American Jews, along with a range of other programming. Other organizations, such as the Mitsui Collective, founded by Chinese American Jewish activist Yoshi Silverstein, address a broader range of the Jewish community but carefully include and make space for Asian Jewish experiences.

Asian American, Native Hawaiian and Pacific Islander Heritage Month and Jewish American Heritage Month come every May. They offer us a moment to remember that both of those communities are far more diverse than one might initially imagine, that they overlap, and that in their overlap, there is truly amazing diversity.



Rabbi Angela Buchdahl speaks at an interfaith prayer vigil in New York after the shooting at the Tree of Life synagogue in Pittsburgh.

Getty Images via The Conversation

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## Liberty Begin Title Quest in Washington

**New York's 'Super Team' visits Mystics in D.C. Tuesday**

By John Torenli, Sports Editor  
Brooklyn Daily Eagle

Here's to new beginnings. And a happier ending.

Nearly seven months removed from a heartbreaking, season-closing loss in Game 4 of the WNBA Finals, the defending Eastern Conference champion New York Liberty began their "Run it Back in 2024" campaign Tuesday night against the Washington Mystics at Entertainment & Sports Arena.

New York (0-0) kicked off its post-season last year by sweeping the Mystics (0-0) with a pair of wins at Downtown's Barclays Center, including the Sept. 19 clincher in overtime.

The Liberty went on to vanquish Connecticut in four games and nearly forced a fifth and decisive contest against reigning back-to-back champion Las Vegas in October before suffering a 70-69 defeat in front of a near-sellout crowd on the corner of Atlantic and Flatbush.

Now, the quest officially starts again to bring home this franchise's first-ever WNBA Finals after New York earned a berth in the championship round for the first time since 2002 a season ago.

Armed with arguably the best starting five in the world, reigning WNBA Most Valuable Player Breanna Stewart, former MVP Jonquel Jones, last year's assists leader Courtney Vandersloot, All-Star guard Sabrina Ionescu and former All-Star Betnijah Laney-Hamilton, the Liberty are locked and loaded.

They ended the preseason with last Thursday night's 82-79 win over the Sun at Connecticut's Mohegan Sun Arena.

Ionescu scored 15 points on 6-of-9 shooting, including a pair of 3-pointers, and Laney-Hamilton went perfect from beyond the arc by drilling all four of her long-range shots en route to 14 points.

The victory came two days after a pre-

season-opening 101-53 loss in Chicago that saw the Liberty's "Fab Five" combine for only 25 points on 10-of-33 shooting before coach Sandy Brondello sent in the reserves.

"Just our response and being able to come together and put that last game behind us," said Ionescu after burning the Sun with six rebounds and two steals as well as her strong shooting performance.

"Our response really showed how we came together and trust each other. ... We have to take it up a notch (in Washington Tuesday)," she added.

Six-foot guard Marquesha Davis, New York's first-round pick in this year's draft, scored eight points on 4-of-6 shooting in only 11 minutes vs. Connecticut, and earned a spot on the roster out of training camp.

Second-round pick Esmery Martinez was waived last weekend, and rookie Jaylyn Sherrod didn't make the opening-night roster either.

Sherrod did impress her coach with a key steal late in the game while also scoring eight points in 14 minutes. She may appear in a Liberty uniform at some point this year.

"She did a great job," Brondello said of Sherrod. "She played so hard, but I decided to get her in at the end because she's a game-changer. ... She got a really big turnover at the end to help us win the game."

Free agents Kennedy Burke, Ivana Djukic and Leonie Fiebich made the cut for the opener, as did back-up forward Kayla Thornton and center Nyara Sabally.

Though they will likely live and die with their starting five on most nights, the Liberty know the importance of a deep roster, especially as they begin a grueling 40-game season.

"It takes 11, 12 players, however many we have to have a successful team," Brondello noted. "That's the great leadership



Sabrina Ionescu and the Liberty opened their regular season Tuesday night in Washington D.C., vs. the Mystics.  
AP Photo by Adam Hunger

that we have. We're going to need that all year long."

The Mystics dropped both of their exhibition contests, including last Wednesday's 83-77 defeat to visiting Minnesota.

Ariel Atkins poured in 20 points and Myisha Hines-Allen added 12 off the bench for Washington, which beat New York at home 80-64 in last year's season opener for both squads.

The Liberty rebounded to take the next two meetings, including an 89-88 overtime thriller at Barclays on June 25 that featured a clutch three-point play by Stewart and 31 points from Ionescu.

The Mystics did rebound to take the regular-season finale, 90-88, on Sept. 10 in Brooklyn behind Brittney Sykes' buzzer-beating shot.

But New York never had to leave home en route to sweeping Washington out of the playoffs just over a week later.

Laney-Hamilton didn't spend much time dwelling on either of the Liberty's preseason performances, knowing the regular season was at hand.

"I think there's always going to be a short turnaround," she said. "So you can't dwell too much on the past. We put emphasis on this game because we knew it was our last one before the season starts."

**GIVE ME LIBERTY:** The Liberty extended their affiliation with the Hospital for Special Surgery Monday, announcing a five-year partnership with their official hospital. New York has been affiliated with HSS for nearly two decades and the hospital and Liberty revealed that they would increase team physician headcount to more than ever before. "At the core of the partnership renewal is the New York Liberty's commitment to providing our athletes with access to world class medical care," said Liberty general manager and 2023 WNBA Executive of the Year Jonathan Kolb. "Continuing to have HSS' talented physicians in-house is an invaluable resource for our organization. It speaks volumes that top athletes from across the world choose HSS for their various orthopedic needs and we are thrilled our athletes will have that access for years to come." ... After visiting the Mystics, the Liberty will open a home-and-home set with first overall pick Caitlin Clark and the Indiana Fever on the road Thursday before hosting their home opener on Saturday at 1 p.m. ... Former Liberty center Stefanie Dolson will be facing her ex-teammates as a member of the Mystics Tuesday. Dolson averaged 4.0 points and 2.0 rebounds in 23 games off the bench for New York last year.



Coach Sandy Brondello believes the Liberty will need their entire roster to make a serious run at the WNBA title this year.  
AP Photo by Terrance Williams



Brittney Sykes and the Mystics looked to spoil New York's season opener for the second year in a row Tuesday night in Washington D.C.  
AP Photo by Tony Gutierrez





# Our World In Pictures



**TBILISI — The perils of human rights, everywhere on the globe:** A woman holds a Georgian national and an EU flags in front of riot police blocking a street to prevent demonstrators during an opposition protest against “the Russian law” near the Parliament building in the center of Tbilisi, Georgia, Tuesday, May 14, 2024. The Georgian parliament on Tuesday approved in the third and final reading a divisive bill that sparked weeks of mass protests, with critics seeing it as a threat to democratic freedoms and the country’s aspirations to join the European Union.

Photo: Zurab Tsvetadze/AP



**INDIA — FOM — Friends of Modi, in colorful garb:** Supporters react as Indian Prime Minister Narendra Modi, arrives to worship at the Kaal Bhairav temple before filing his nomination papers to contest as a candidate for the parliamentary elections in Varanasi, Uttar Pradesh state, India, Tuesday, May 14, 2024. Varanasi will go to polls on June 1 in the seventh and last phase of the six-week-long election.

Photo: Rajesh Kumar Singh/AP



**ROME — First impressions mean a lot:** Italian Premier Giorgia Meloni adjusts her trousers ahead of her meeting with Czech Republic’s Prime Minister Petr Fiala, at Palazzo Chigi’s premier office in Rome, Monday, May 13, 2024.

Photo: Roberto Monaldo/LaPresse via AP

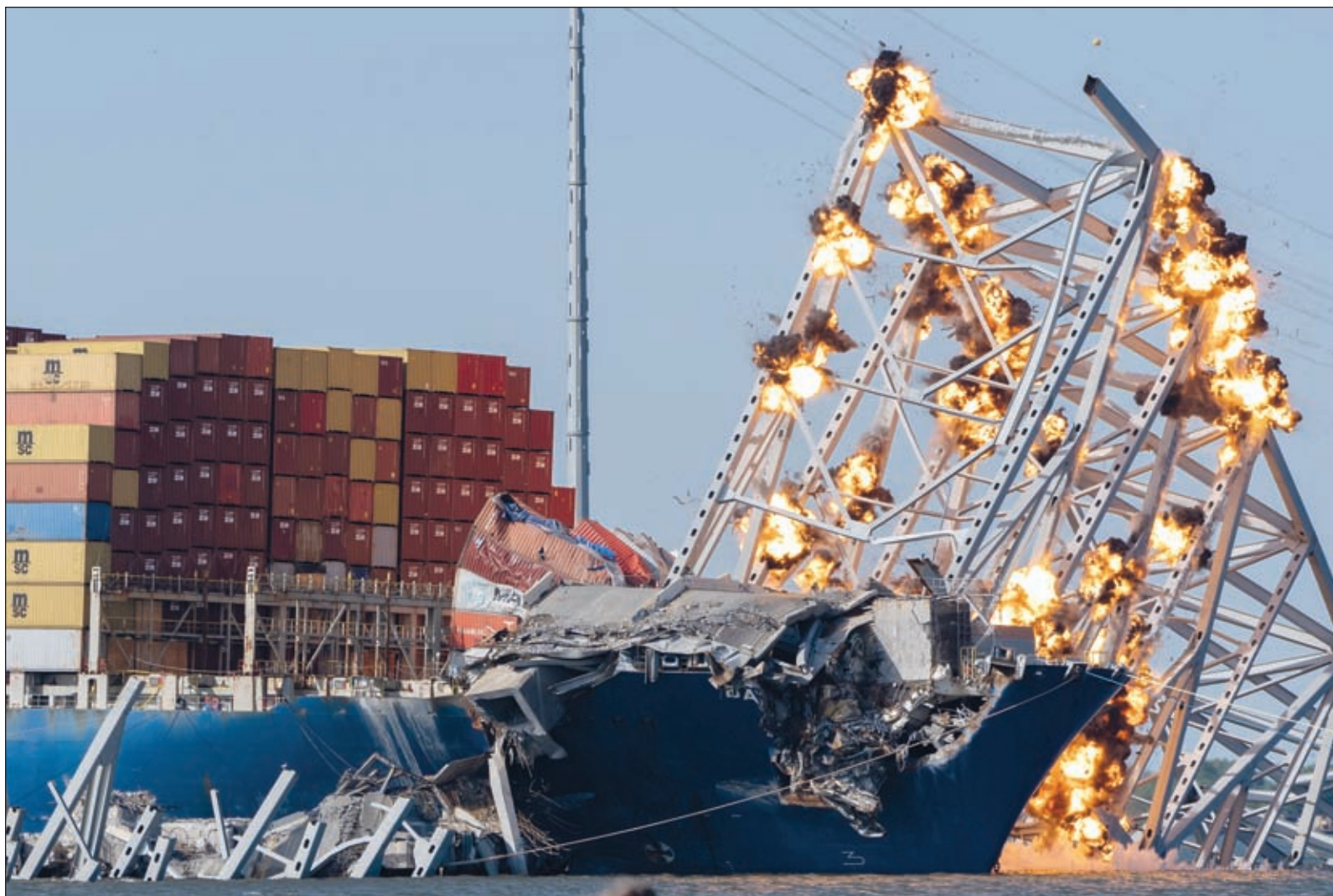


**QUEENS — Aliens disguised as dogs compete:** Comet, a Shih Tzu, right, competes in breed group judging at the 148th Westminster Kennel Club Dog show, Monday, May 13, 2024, at the USTA Billie Jean King National Tennis Center in New York.

Photo: Julia Nikhinson/AP



# Our World In Pictures



**BALTIMORE — A long road back to clear a harbor:** Explosive charges are detonated to bring down sections of the collapsed Francis Scott Key Bridge resting on the container ship Dali on Monday, May 13, 2024, in Baltimore.

Photo: Mark Schiefelbein/AP



**CANNES — Behind those sunglasses, under that hat, is a celebrity:** Meryl Streep poses for photographers during the honorary Palme d'Or photo call at the 77th International Film Festival, Cannes, southern France, Tuesday, May 14, 2024.

Photo: Andreea Alexandru/Invision/AP



**HOUSTON — Hit so hard, he dropped the bat:** Houston Astros' Jose Altuve reacts after being hit by a pitch thrown by Oakland Athletics starting pitcher Ross Stripling during the third inning of a baseball game Monday, May 13, 2024, in Houston.

Photo: David J. Phillip/AP



**PARIS — Polanski gets off, bringing tears to alleged victim:** British actor Charlotte Lewis reacts after the verdict against filmmaker Roman Polanski Tuesday, May 14, 2024, in Paris. Roman Polanski was acquitted of defaming the actor, whom he described as a liar after she accused the director of sexual assault.

Photo: Thibault Camus/AP

# Google's new HQ opens with only a fraction of the nearby low-cost housing promised by pols

By Samantha Maldonado  
THE CITY

Nearly a decade ago, Mayor Bill de Blasio's administration brokered a deal to redevelop the derelict St. John's Terminal, a historic train shed on the west side of Manhattan. City Hall touted a resulting \$100 million plan to save nearby Pier 40 in Hudson River Park and an expected 1,600 new apartments, with almost 500 of those affordable — a “win-win,” in de Blasio's words.

Now, housing is coming, just a lot less of it than publicized.

Last month, the City Council approved a tax break for 175 affordable apartments for seniors on a slice of the terminal property north of Houston Street. A 130-unit, market-rate condo building is in the works next door, with completion expected in 2026. That amounts to just a fraction of the total housing promised.

So what happened to the rest of the apartments? Ultimately, the developers — initially Westbrook Partners and Atlas Capital Group — had no obligation to build them. Today, St. John's Terminal is home to Google, which purchased the critically acclaimed rebuilt structure for about \$2 billion in 2022, exercising a purchase option it had acquired from Oxford Properties Group three years earlier.

Members of the local community board who signed off on the affordable housing deal first got wind of the course change in 2016. Even now, they express both rage and resignation at the outcome.

“It's a great tenant. I'm sure they'll help revive the neighborhood,” said Jeannine Kiely, a member of Manhattan Community Board 2, speaking of Google. But this was not the result she thought she was working toward. “It's really that the community was sold a rezoning for affordable housing and market-rate housing and instead it was sort of a bait and switch.”

Though dismayed that what her community had understood to happen did not come to fruition, Kiely was pleased with the repairs to Pier 40, where her kids — now teens — often played soccer and baseball. The Pier 40 funds came as a result of the redevelopment process.

Councilmember Erik Bottcher, who now represents the district, pointed out the other benefits that came as a result of the process, too, including the expansion of a historic district and an elevator at the Spring Street subway station.

“I think everyone was disappointed that the developers opted to build what they could have



Google purchased office space on the site of the old St. John's Terminal near Hudson River Park in Hudson Square, May 10, 2024.

Credit: Alex Krales/THE CITY

built anyway without the rezoning,” he said. “If it wasn't for that ULURP, there would still be a new office building there and Pier 40 would be sinking into the river.”

It's not uncommon for affordable housing to disappear from projects in proposed rezonings. Last year, Gothamist found that at least 17 plans submitted to the city Department of City Planning were either tossed or shrunk, heading off some 2,600 units of affordable housing.

But in those instances, objections from local City Council members helped derail the projects. In the case of St. John's Terminal, the local Council member, Corey Johnson, advocated for the housing and expressed concern when the devel-

opers began backing away. “I don't want any bait and switch,” he said in 2016.

The architect for the project at that time described to the City Council an approach to the south part of the redevelopment area that would “retain the existing St. John's Terminal building and its existing footprint and build on top of that completely within the as-of-right zoning envelope.”

Johnson complained that the plan was different from what had been negotiated but emphasized Pier 40 needed the money. (Johnson declined to comment for this story.)

Though the land use counsel for the developers at the time said that approach was “not the pre-

ferred course of action,” it ultimately bore out.

By the fall of 2018, the site's fate was sealed.

Crain's reported that October that the St. John's Terminal project would consist mostly of office space. A month later, with the controversial Amazon HQ2 deal pending for Long Island City, Google announced it planned to buy or lease the space. In December 2018, Oxford Properties Group acquired the south site, and months later Google signed its option to buy.

The ambitious design for Google's office repurposed the shell of the old St. John's Terminal building — which once stored trains — and added a new glassy structure on top. The project's unusual design helped make it eligible for hefty tax breaks (separate from those the Council recently approved), but when Google announced its intention to buy, the company indicated it would not pursue them. The tech giant moved in its workers earlier this year.

Google declined to comment for this story.

Tobi Bergman, a former member of Manhattan's Community Board 2 who was closely involved with negotiating the deal, said that the changes around the area “have been very beneficial to this neighborhood and the city.” But he lamented the loss of affordable housing.

“The community board basically got scammed,” Bergman said. “For a lot of people, what sold them on the zoning change was the affordable housing.”

The forthcoming senior affordable housing will proceed as was originally planned on the north side of the site, which took up about a block between West Street and Washington Street, just south of Clarkson Street.

David Gruber, a longtime member of the community board, said he appreciated the senior affordable housing, but also expressed frustration at the outcome.

“We're often accused of being NIMBY [not in my backyard] because Community Board 2 doesn't have NYCHA housing and this and that, our median income is very high in the Village, but we have advocated and fought for affordable housing. It was frustrating, no question about it,” said Gruber. “We put a lot of thoughtful, erudite time into creating a new city there, not quite as big as Battery Park City, but a little city on the Hudson.”

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



Google purchased office space on the site of the old St. John's Terminal near Hudson River Park in Hudson Square, May 10, 2024.

Credit: Ben Fractenberg/THE CITY

# NYC schools can now donate cafeteria food to fight hunger and reduce waste. Here's how.

By Amy Zimmer  
Chalkbeat

New York City's Education Department recently launched a program allowing schools to donate unused packaged food to local food pantries, soup kitchens, and shelters — an effort nearly two years in the making.

After a small group of schools piloted a food donation program, officials trained roughly 400 school food managers, supervisors, and directors earlier this year on how to set up their own programs, Chalkbeat has learned.

Every school will have the opportunity to opt into the effort, officials said. The Office of Food and Nutrition Services will help schools set up the procedures and equipment for donating untouched food, while a school's administration will facilitate the donation to school community members or local pantries.

The program is gearing up at a critical moment, as pandemic-era family benefits dry up and childhood hunger is a growing concern. New York City has seen a 100% increase in the number of visits to food pantries by children and their families from pre-pandemic levels and 1 in 5 children don't always know where their next meal will come from, according to food rescue group City Harvest.

Meanwhile, Mayor Eric Adams plans to reduce funding by about 56% for an emergency food program that works with about 500 community kitchens and food pantries citywide.

The school-based food donation program was "informed by conversations with several food pantries and best practices from existing school-based food pantries and ad hoc student-led food donation programs," said Jenna Lyle, an Education Department spokesperson.

Since the program is just getting started, officials do not yet have data on participating schools, but said they plan to track how many opt into it.

Students, advocates, and elected officials have long tried to push the nation's largest school system — which serves roughly 880,000 meals a day — to come up with a plan to divert food waste from landfills and into the hands of hungry New Yorkers. A Department of Sanitation study found that more than 40,000 tons of trash from New York City's school buildings can be recycled, composted, or reused.

"There's so much food being wasted," said Eila Gandhi, a student at East Side Middle school.

Through the Middle School Leadership Council in Manhattan's District 2, Elia has been work-



New York City is scaling up a program for schools to donate unused packed food to local pantries, soup kitchens and shelters.  
Photo by José A. Alvarado/Chalkbeat

ing with Zoya Baulin, another East Side student, and Anya Bravin, from the Clinton School, on advocating for leftover packaged food from schools to go to homeless shelters and other anti-hunger organizations. But they kept hitting roadblocks, finding complicated rules and strict guidelines for donating the food and for shelters accepting the food.

They were happy to hear about the Education Department's new program and are in touch with their principals about how their schools might participate.

"We feel like it could help so many different groups of people," Anya said. "It can help people who have food insecurity. It could help schools get rid of this food. It can help homeless shelters to not have to feed so many people from their own money, and it could also help the environment."

The Education Department's food service team has been working to reduce excess food or leftovers whenever possible, said Lyle. "We applaud our students who are advocating for their

communities and looking to support their local organizations and shelters."

Rachel Sabella, director of No Kid Hungry New York, was encouraged to hear about the food donation program — especially now. Her advocacy organization recently polled public school families and found that nearly 9 in 10 reported that food prices were rising faster than their incomes.

"We look forward to learning more about this program expansion and the ways it can relieve the difficult choices too many families are forced to make between food, rent, and other necessities," Sabella said in a statement.

Here's what schools should know about participating in the program.

**What's the first step a school can take to participate in the program?**

A school needs to set up what's called a "share table," where students can discard unopened packaged food or whole pieces of fruit from their trays, letting their peers pick up the food if they'd like.

Because of federal school food reimburse-

ment regulations for meals — which are free for all New York City public school students — kids cannot, for instance, just take a cookie or an apple, but instead must take a complete meal with a protein and other food items. Because of that, many kids often end up tossing a lot of untouched food.

Several schools already have share tables set up in their cafeterias as a way to reduce food waste. (Education Department officials said they are in the process of collecting data on which schools have share tables.)

**What food items are eligible for donation?**

Only food from share tables can be donated.

The food must be non-perishable or unspoiled and must be donated within 36 hours of being served.

**Where will the food donations go?**

School leaders have two options:

They can donate the food directly to their school community, with school leaders selecting students and families to participate, according to a January presentation given to schools. "[This] enables students and families in need, access to food right in their own schools," the presentation stated. "This program will help to make balanced, nutritious meals a reality."

They can partner with an established local community food pantry or program that serves New Yorkers in need. The school can work with an organization to determine the food pick-up or delivery system.

**Who will run the program at a school?**

Principals must identify a "designee" to oversee the program. The designee can be a school staffer or a school community volunteer, such as a parent or guardian.

Students may volunteer to assist and support the program under that person's guidance.

**How will the food get from a cafeteria to families or organizations?**

After each meal, whoever is running the program will evaluate food items left on the cafeteria's share table. They — or student volunteers — will then place all eligible food items in a designated refrigerator or milk chest.

Each shelf must then be labeled with the date the items were placed there. And at the end of the last meal served (some schools serve breakfast, lunch, and after-school snacks), the person overseeing the program must complete a "daily food donation receipt," submitted to an assigned kitchen staff member.

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

## Westminster dog show has its first mixed-breed agility winner, and her name is Nimble

By Jennifer Peltz  
Associated Press

When the Westminster Kennel Club dog show added an agility competition a decade ago, it opened U.S. dogdom's most elite door to mixed breeds for the first time since the late 1800s.

But purebreds won every year — until Saturday, when a border collie-papillion mix aptly named Nimble outran and outmaneuvered 50 other finalists to seize the trophy and plant a flag for blended-breed dogs everywhere.

"She just tries hard, and she's a wonderful dog," handler Cynthia Hornor told The Associated Press this week.

Just about a foot (30.5 cm) tall, Nimble powered through an obstacle course of jumps, tunnels, ramps and other features like a furry, black-and-white, well-targeted torpedo to cheers from the crowd in the agility finals.

Victory goes to the fastest canine, with penalties for any goofs in clearing the obstacles. Handlers run alongside to signal their dogs where to go. A time under 30 seconds is notable.

Nimble had a flawless run in 28.76 seconds, over a second ahead of her closest competitor, a border collie called Vanish. Border collies have dominated in prior years, and no dog as small as Nimble had ever won before.

"I wasn't sure it was possible," said Hornor, an agility trainer from Ellicott City, Maryland, who won the agility contest last year with a border

collie named Truant. Truant also competed this year, but Hornor thinks he wasn't jealous of Nimble's win: "Truant loves her."

Nimble was deliberately bred from two breeds that are known for their agility chops. The sport's devotees even have a term for the mix: "border paps."

Still, her win amplifies Westminster pledge to celebrate all dogs.

"We were thrilled" to see what the show world calls an "all-American" winner, club President Donald Sturz said.

The Westminster show, which dates to 1877, included a few mixed-breeds in its early days but soon became a purebred-only event. It centers on breed-by-breed judging that leads to the coveted best in show award.

In adding agility in 2014, the club embraced a fast-growing sport — and a way to broaden its tent, attract a bigger audience of dog lovers and provide something of a retort to longstanding criticism from animal-rights activists who view Westminster as a wrongheaded canine beauty contest for the pedigreed set. The agility contest includes a special prize for the top mixed-breed competitor.

As for Nimble, she might be a special speedster mix, but she's also a regular dog that loves swimming, hiking and just hanging out, Hornor said.

"She's a great dog to live with," she said. "She's calm — until she goes out there."



Cynthia Hornor poses with Nimble, the first mixed-breed dog ever to win the Westminster Kennel Club dog show's agility competition, on the show grounds at the USTA Billie Jean King National Tennis Center in New York, Monday, May 13, 2024.

AP Photo/Jennifer Peltz

# 2ND DEPARTMENT/PUBLIC LEGAL NOTICES

## AMENDED CITATION

FILE NO. 2021-2639/D AMENDED CITATION THE PEOPLE OF THE STATE OF NEW YORK BY THE GRACE OF GOD, FREE AND INDEPENDENT TO: MONTE SCOTT, KATHLEEN SCOTT, ROSA SCOTT AS NATURAL GUARDIAN OF FAITH SCOTT, ROSA SCOTT AS NATURAL GUARDIAN OF HOPE SCOTT, ROSA SCOTT, WILLIAM A. KENNEDY, EDISON SCOTT, THE FINK LAW FIRM, JOHN JARBATH, D.P.M., HIGHLAND CARE CENTER, MEDPRO GROUP, IRONSHORE, PEYMAN YOUNESI, M.D., SOUTH NASSAU COMMUNITIES HOSPITAL, ROGER BOYKIN, M.D., SHARONE STERN, D.P.M., DIABETIC FOOT CARE SERVICES, P.C., ATTORNEY GENERAL OF THE STATE OF NEW YORK, THE UNKNOWN DISTRIBUTEES, LEGATEES, DEVISEES, HEIRS AT LAW AND ASSIGNEES OF FLORENCE GRANT, DECEASED, OR THEIR ESTATES, IF ANY THERE BE, WHOSE NAMES, PLACES OF RESIDENCE AND POST OFFICE ADDRESSES ARE UNKNOWN TO THE PETITIONER AND CANNOT WITH DUE DILIGENCE BE ASCERTAINED. A COPY OF THIS CITATION AND THE ACCOUNTING, AS WELL AS ALL AMENDMENTS TO IT, IF ANY, SHALL BE SERVED ON THE GUARDIAN AD LITEM, IDA COMO ESQ. BEING THE PERSONS INTERESTED AS CREDITORS, LEGATEES, DISTRIBUTEES OR OTHERWISE IN THE ESTATE OF FLORENCE GRANT, DECEASED, WHO AT THE TIME OF DEATH WAS A RESIDENT OF 12024 178TH PLACE, JAMAICA, NY 11434. SEND GREETING: UPON THE PETITION OF THE PUBLIC ADMINISTRATOR OF QUEENS COUNTY, WHO MAINTAINS HER OFFICE AT 88-11 SUTPHIN BOULEVARD, JAMAICA, QUEENS COUNTY, NEW YORK 11435, AS ADMINISTRATOR OF THE ESTATE OF FLORENCE GRANT, DECEASED, YOU AND EACH OF YOU ARE HEREBY CITED TO SHOW CAUSE BEFORE THE SURROGATE AT THE SURROGATE'S COURT OF THE COUNTY OF QUEENS, TO BE HELD AT THE QUEENS GENERAL COURTHOUSE, 6TH FLOOR, 88-11 SUTPHIN BOULEVARD, JAMAICA, CITY AND STATE OF NEW YORK, ON THE 20TH DAY OF JUNE, 2024 AT 9:30 O'CLOCK IN THE FORENOON, WHY THE ACCOUNT OF PROCEEDINGS OF THE PUBLIC ADMINISTRATOR OF QUEENS COUNTY, AS ADMINISTRATOR OF THE ESTATE OF SAID DECEASED, A COPY OF WHICH IS ATTACHED, SHOULD NOT BE JUDICIALLY SETTLED, AND WHEREFORE, THE PETITIONER PRAYS THAT THE ACCOUNT OF PROCEEDINGS BE JUDICIALLY SETTLED; AND WHY, THE RECOVERY OF \$425,000.00 SHOULD NOT BE ALLOCATED TO THE CAUSE OF ACTION FOR PERSONAL INJURY; AND WHY, THE ACTIONS AGAINST ALL DEFENDANTS, SOUTH NASSAU COMMUNITIES HOSPITAL, ROGER BOYKIN, M.D., PEYMAN YOUNESI, M.D., SHARONE STERN D.P.M., HIGHLAND CARE CENTER, INC., DIABETIC FOOT CARE SERVICES, P.C. AND JOHN JARBATH, D.P.M. SHOULD NOT BE DISCONTINUED; AND WHY, THE FILING OF A BOND SHOULD NOT BE DISPENSED WITH; AND WHY, LOIS M. ROSENBLATT, PUBLIC ADMINISTRATOR OF QUEENS COUNTY AS ADMINISTRATOR OF THE ESTATE OF FLORENCE GRANT, SHOULD NOT PAY GERARD J. SWEENEY, ESQ., THE SUM OF \$19,212.30 FOR LEGAL SERVICES RENDERED; AND WHY, LOIS M. ROSENBLATT, PUBLIC ADMINISTRATOR OF QUEENS COUNTY AS ADMINISTRATOR OF THE ESTATE OF FLORENCE GRANT SHOULD NOT PAY TO THE FINK LAW FIRM, THE SUM OF \$92,418.02 FOR SERVICES RENDERED, ALONG WITH DISBURSEMENTS OF \$13,243.84, TOTALING \$105,661.86 OUT OF THE \$425,000.00 SETTLEMENT; AND WHY, LOIS M. ROSENBLATT, PUBLIC ADMINISTRATOR OF QUEENS COUNTY AS ADMINISTRATOR OF THE ESTATE OF FLORENCE GRANT SHOULD NOT PAY TO THE FINK LAW FIRM, THE SUM OF \$12,271.33 FROM THE \$425,000.00 SETTLEMENT, FOR STATUTORY COMMISSIONS DUE ON THE NET PROCEEDS FROM THE SETTLEMENT, AFTER DEDUCTIONS FOR DISBURSEMENTS AND ATTORNEYS' FEES AND FUNERAL EXPENSES; AND \$309.24 FOR STATUTORY COMMISSIONS DUE ON THE OTHER ESTATE ASSETS; AND WHY, THE SURROGATE SHOULD NOT FIX AND ALLOW AN AMOUNT EQUAL TO ONE PERCENT WITH RESPECT TO ITEMS RE-

PORTED IN SCHEDULES A, A-1 AND A-2, AS THE FAIR AND REASONABLE AMOUNT PAYABLE TO THE OFFICE OF THE PUBLIC ADMINISTRATOR FOR THE EXPENSES OF SAID OFFICE PURSUANT TO S.C.P.A. SEC. 1106(4) TOTALING \$2,953.74 (\$2,891.89 FROM THE SETTLEMENT PROCEEDS AND \$61.85 FROM THE ESTATE ASSETS) UPON FILING OF THIS ACCOUNT, AND ONE PERCENT OF ADDITIONAL MONIES RECEIVED SUBSEQUENT TO THE DATE OF FILING OF THIS ACCOUNT, WITH RESPECT TO ITEMS REPORTED IN SCHEDULE A, A-1 AND A-2 AS THE FAIR AND REASONABLE AMOUNT PAYABLE TO THE OFFICE OF THE PUBLIC ADMINISTRATOR FOR THE EXPENSES OF SAID OFFICE PURSUANT TO S.C.P.A. SEC. 1106 (4); AND WHY, THE COURT SHOULD NOT FIX THE FAIR AND REASONABLE ADDITIONAL FEE SERVICES TO BE RENDERED BY GERARD J. SWEENEY HEREAFTER IN CONNECTION WITH THE PROCEEDINGS OF KINSHIP, CLAIMS, DISBURSEMENTS, ETC., PRIOR TO ENTRY OF A FINAL DECREE ON THIS ACCOUNTING; AND WHY, THE DECEDENT'S PROPERTY SHOULD NOT BE DISTRIBUTED AND VESTED PURSUANT TO SCPA 4-1.1; OR SHOULD THE DISTRIBUTEES FAIL TO ESTABLISH KINSHIP, THE FUNDS DEPOSITED WITH THE COMMISSIONER OF THE CITY OF NEW YORK. DATED, ATTESTED AND SEALED 6TH DAY OF MAY, 2024 HON. PETER J. KELLY ACTING SURROGATE, QUEENS COUNTY JANET EDWARDS TUCKER CHIEF CLERK GERARD J. SWEENEY, ESQ. (718) 459-9000 1981 MARCUS AVENUE, SUITE 200 LAKE SUCCESS, NEW YORK 11042 NOTICE: 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 ACCOUNTING CITATION

#217577

## CITATION

FILE NO: 2022-512/A CITATION THE PEOPLE OF THE STATE OF NEW YORK BY THE GRACE OF GOD, FREE AND INDEPENDENT TO: PAULA HAMILTON WARREN, PAMELA PARKER, NYC HUMAN RESOURCES ADMINISTRATION, ATTORNEY GENERAL OF THE STATE OF NEW YORK THE UNKNOWN DISTRIBUTEES, LEGATEES, DEVISEES, HEIRS AT LAW AND ASSIGNEES OF THELMA BOWERS, DECEASED, OR THEIR ESTATES, IF ANY THERE BE, WHOSE NAMES, PLACES OF RESIDENCE AND POST OFFICE ADDRESSES ARE UNKNOWN TO THE PETITIONER AND CANNOT WITH DUE DILIGENCE BE ASCERTAINED LAURA GAYNOR COX AND WILLIAM OTIS HAMILTON, IF LIVING AND IF DEAD, TO THEIR HEIRS AT LAW, NEXT OF KIN AND DISTRIBUTEES WHOSE NAMES AND PLACES OF RESIDENCE ARE UNKNOWN AND IF THEY DIED SUBSEQUENT TO THE DECEDENT HEREIN, TO THEIR EXECUTORS, ADMINISTRATORS, LEGATEES, DEVISEES, ASSIGNEES AND SUCCESSORS IN INTEREST WHOSE NAMES AND PLACES OF RESIDENCE ARE UNKNOWN AND CANNOT BE ASCERTAINED AFTER DUE DILIGENCE. A COPY OF THIS CITATION AND THE ACCOUNTING, AS WELL AS ALL AMENDMENTS TO IT, IF ANY, SHALL BE SERVED ON THE GUARDIAN AD LITEM, DENNIS CAPPELLO, ESQ. BEING THE PERSONS INTERESTED AS CREDITORS, LEGATEES, DISTRIBUTEES OR OTHERWISE IN THE ESTATE OF THELMA BOWERS, DECEASED, WHO AT THE TIME OF DEATH WAS A RESIDENT OF 133-05 CRANSTON STREET, JAMAICA, NY 11434, IN THE COUNTY OF QUEENS, STATE OF NEW YORK. SEND GREETING: UPON THE PETITION OF LOIS M. ROSENBLATT, PUBLIC ADMINISTRATOR OF QUEENS COUNTY, WHO MAINTAINS HER OFFICE AT 88-11 SUTPHIN BOULEVARD, JAMAICA, QUEENS COUNTY, NEW YORK 11435, AS ADMINISTRATOR OF THE ESTATE OF THELMA BOWERS, DECEASED, YOU AND EACH OF YOU ARE HEREBY CITED TO SHOW CAUSE BEFORE THE SURROGATE AT THE SURROGATE'S COURT OF THE COUNTY OF QUEENS, TO BE HELD AT THE QUEENS

#217512

## CITATION

FILE NO: 2021-80/C CITATION THE PEOPLE OF THE STATE OF NEW YORK BY THE GRACE OF GOD, FREE AND INDEPENDENT TO: ANTHONY R. BALDWIN, AMERICAN EXPRESS NATIONAL BANK, SPECTRUM, MTA BRIDGES & TUNNELS EZ-PASS BY TRANSWORLD SYSTEMS INC., LIBERTY MUTUAL BY CREDIT COLLECTION SERVICES, ADT, NORTHWELL HEALTH - LIJ MEDICAL CENTER BY PROFESSIONAL CLAIMS BUREAU, LLC, CITIBANK, ACN, CHASE SLATE, ATTORNEY GENERAL OF THE STATE OF NEW YORK THE UNKNOWN DISTRIBUTEES, LEGATEES, DEVISEES, HEIRS AT LAW AND ASSIGNEES OF LOUIS BALDWIN AKA LOUIS JOHN BALDWIN, DECEASED, OR THEIR ESTATES, IF ANY THERE BE, WHOSE NAMES, PLACES OF RESIDENCE AND POST OFFICE ADDRESSES ARE UNKNOWN TO THE PETITIONER AND CANNOT WITH DUE DILIGENCE BE ASCERTAINED A COPY OF THIS CITATION AND THE ACCOUNTING, AS WELL AS ALL AMENDMENTS TO IT, IF ANY, SHALL BE SERVED ON THE GUARDIAN AD LITEM, JAMES M. KERINS, ESQ. BEING THE PERSONS INTERESTED AS CREDITORS, LEGATEES, DISTRIBUTEES OR OTHERWISE IN THE ESTATE OF LOUIS BALDWIN AKA LOUIS JOHN BALDWIN, DECEASED, WHO AT THE TIME OF DEATH WAS A RESIDENT OF 197-27 FOOTHILL AVENUE, HOLLIS, NY 11423, IN THE COUNTY OF QUEENS, STATE OF NEW YORK. SEND GREETING: UPON THE PETITION OF LOIS M. ROSENBLATT, PUBLIC ADMINISTRATOR OF QUEENS COUNTY, WHO MAINTAINS HER OFFICE AT 88-11 SUTPHIN BOULEVARD, JAMAICA, QUEENS COUNTY, NEW YORK 11435, AS TEMPORARY ADMINISTRATOR OF THE ESTATE OF LOUIS BALDWIN AKA LOUIS JOHN BALDWIN, DECEASED, YOU AND EACH OF YOU ARE HEREBY CITED TO SHOW CAUSE BE-

#216793

FORE THE SURROGATE AT THE SURROGATE'S COURT OF THE COUNTY OF QUEENS, TO BE HELD AT THE QUEENS GENERAL COURTHOUSE, 6TH FLOOR, 88-11 SUTPHIN BOULEVARD, JAMAICA, CITY AND STATE OF NEW YORK, ON THE 30TH DAY OF MAY, 2024 AT 9:30 O'CLOCK IN THE FORENOON, WHY THE ACCOUNT OF PROCEEDINGS OF THE PUBLIC ADMINISTRATOR OF QUEENS COUNTY, AS ADMINISTRATOR OF THE ESTATE OF SAID DECEASED, A COPY OF WHICH IS ATTACHED, SHOULD NOT BE JUDICIALLY SETTLED, AND WHY THE SURROGATE SHOULD NOT FIX AND ALLOW A REASONABLE AMOUNT OF COMPENSATION TO GERARD J. SWEENEY, ESQ., FOR LEGAL SERVICES RENDERED TO PETITIONER HEREIN IN THE AMOUNT OF \$8,674.11 AND THAT THE COURT FIX THE FAIR AND REASONABLE ADDITIONAL FEE FOR ANY SERVICES TO BE RENDERED BY GERARD J. SWEENEY, ESQ., HEREAFTER IN CONNECTION WITH PROCEEDINGS ON KINSHIP, CLAIMS ETC., PRIOR TO ENTRY OF A FINAL DECREE ON THIS ACCOUNTING IN THE AMOUNT OF 6% OF ASSETS OR INCOME COLLECTED AFTER THE DATE OF THE WITHIN ACCOUNTING; AND WHY THE SURROGATE SHOULD NOT FIX AND ALLOW AN AMOUNT EQUAL TO ONE PERCENT ON SAID SCHEDULES OF THE TOTAL ASSETS ON SCHEDULES A, A1, AND A2 PLUS ANY ADDITIONAL MONIES RECEIVED SUBSEQUENT TO THE DATE OF THIS ACCOUNT, AS THE FAIR AND REASONABLE AMOUNT PAYABLE TO THE OFFICE OF THE PUBLIC ADMINISTRATOR FOR THE EXPENSES OF SAID OFFICE PURSUANT TO S.C.P.A. SEC. 1106(3); AND WHY THE CLAIM OF NYC HUMAN RESOURCES ADMINISTRATION IN THE AMOUNT OF \$230,820.68 SHOULD NOT BE PARTIALLY PAID TO THE EXTENT OF THE NET DISTRIBUTABLE ESTATE DATED, ATTESTED AND SEALED 6TH DAY OF MAY, 2024 HON. PETER J. KELLY ACTING SURROGATE, QUEENS COUNTY JANET EDWARDS TUCKER CHIEF CLERK GERARD J. SWEENEY, ESQ. (718) 459-9000 1981 MARCUS AVENUE, SUITE 200 LAKE SUCCESS, NEW YORK 11042 NOTICE: 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 ACCOUNTING CITATION

## Anti-abortion activist who led a clinic blockade is sentenced to nearly 5 years in prison

By Michael Kunzelman  
Associated Press

An anti-abortion activist who led others on an invasion and blockade of a reproductive health clinic in the nation's capital was sentenced on Tuesday to nearly five years in prison.

Lauren Handy, 30, was among several people convicted of federal civil rights offenses for blockading access to the Washington Surgi-Clinic on Oct. 22, 2020. Police found five fetuses at Handy's home in Washington after she was indicted.

A clinic nurse sprained her ankle when one of Handy's co-defendants forced his way into the clinic and pushed her. Another co-defendant accosted a woman who was having labor pains, preventing her from getting off a floor and entering the clinic, prosecutors said.

Inside the clinic's waiting room, Handy directed blockers to link themselves together with locks and chains and block the doors. A co-defendant used social media to livestream the blockade, which lasted several hours before police arrested the participants.

Handy declined to address the court before U.S. District Judge Colleen Kollar-Kotelly sentenced her to four years and nine months in prison.

Handy's supporters applauded as she was led out of the courtroom. "You're a hero, Lauren!" one of them shouted.

The judge told Handy that she was being punished for her actions, not her beliefs.

"The law does not protect violent nor obstructive conduct, nor should it," Kollar-Kotelly said.

Prosecutors recommended a prison sentence of roughly six years for Handy. They described her as an anti-abortion extremist who was a "criminal mastermind" behind the Washington invasion and similar attacks on other clinics.

"Her strongly held anti-abortion beliefs led her to devise a plan to block access to the Surgi-clinic," prosecutors wrote. "The blockade, which was broadcast to Handy's legion of followers, encouraged others to commit similar crimes, publicized her own offense, and traumatized the victims."

A jury convicted Handy of two charges: conspiracy against rights and violating the Freedom of Access to Clinic Entrances Act, more commonly known as the FACE Act.

Defense lawyers asked for a prison sentence of one year for Handy, who has been jailed since her August 2023 conviction. Her attorneys described her as a compassionate activist who "cares deeply for the vulnerable

communities she serves."

"Her goal in life is to protect those who cannot protect themselves, and to empower those who do not feel that they have any power," the defense attorneys wrote.

Handy's nine co-defendants were Jonathan Darnel, of Virginia; Jay Smith, John Hinshaw and William Goodman, all of New York; Joan Bell, of New Jersey; Paulette Harlow and Jean Marshall, both of Massachusetts; Heather Idoni, of Michigan; and Herb Geraghty, of Pennsylvania.

Goodman and Hinshaw were sentenced on Tuesday to prison terms of 27 months and 21 months, respectively, according to prosecutors.

Smith was sentenced last year to 10 months behind bars. Darnel, Geraghty, Marshall and Bell are scheduled to be sentenced on Wednesday. Idoni is scheduled to be sentenced next Tuesday. Harlow's sentencing is set for May 31.

"These are good people who wouldn't hurt anybody on purpose," said Martin Cannon, one of Handy's attorneys. "Lauren has done enough time. Send Lauren home. Send them all home."

Darnel joined Handy in planning and leading the Washington clinic invasion, using social media to recruit participants and discuss their plans, prosecutors said.

Handy used a false name to book a fake appointment at the clinic on the morning of the invasion. When a clinic employee unlocked a door to admit patients, the defendants pushed and shoved their way in while Darnel livestreamed the blockade.

"As the codefendants executed the blockade, Handy used a rope stretched across the entrance threshold to obstruct entry into the clinic's waiting room," prosecutors wrote. "After the blockade was successfully executed, Handy briefly left the building to act as the group's police liaison."

The judge said Handy and her fellow activists didn't show any compassion or empathy to the patients who were prevented from getting care that day.

"No caring or sympathetic gestures at all," Kollar-Kotelly said.

Handy and some of her co-defendants also blockaded reproductive health clinics in Silver Spring, Maryland, and Alexandria, Virginia, after the Washington invasion, prosecutors said.

Handy's attorneys said she founded and operated a non-profit organization, Mercy Missions, that "helps families and mothers in crisis pregnancies." She also joined a group called Progressive Anti-Abortion Uprising before her March 2022 arrest.

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Gina Osnovich, legal advertising manager  
Legals@queenspublicmedia.com

# 2ND DEPARTMENT/PUBLIC LEGAL NOTICES

## CITATION

FILE NO.: 2021-5811/A CITATION IN THE PEOPLE OF THE STATE OF NEW YORK BY THE GRACE OF GOD, FREE AND INDEPENDENT TO: PAUL WEINSTEIN, ESTATE OF DAVID WEINSTEIN, BARRY WEINSTEIN, JUSTIN WEBB, ATTORNEY GENERAL OF THE STATE OF NEW YORK THE UNKNOWN DISTRIBUTUTES, LEGATEES, DEVISEES, HEIRS AT LAW AND ASSIGNEES OF GEORGE B. WEBB, DECEASED, OR THEIR ESTATES, IF ANY THERE BE, WHOSE NAMES, PLACES OF RESIDENCE AND POST OFFICE ADDRESSES ARE UNKNOWN TO THE PETITIONER AND CANNOT WITH DUE DILIGENCE BE ASCERTAINED A COPY OF THIS CITATION AND THE ACCOUNTING, AS WELL AS ALL AMENDMENTS TO IT, IF ANY, SHALL BE SERVED ON THE GUARDIAN AD LITEM, SYLVIA DIPIETRO, ESQ. BEING THE PERSONS INTERESTED AS CREDITORS, LEGATEES, DISTRIBUTUTES OR OTHERWISE IN THE ESTATE OF GEORGE B. WEBB, DECEASED, WHO AT THE TIME OF DEATH WAS A RESIDENT OF 77-12 35TH AVENUE, JACKSON HEIGHTS, NY 11372, IN THE COUNTY OF QUEENS, STATE OF NEW YORK. SEND GREETING: UPON THE PETITION OF LOIS M. ROSENBLATT, PUBLIC ADMINISTRATOR OF QUEENS COUNTY, WHO MAINTAINS HER OFFICE AT 88-11 SUTPHIN BOULEVARD, JAMAICA, QUEENS COUNTY, NEW YORK 11435, AS ADMINISTRATOR OF THE ESTATE OF GEORGE B. WEBB, DECEASED, YOU AND EACH OF YOU ARE HEREBY CITED TO SHOW CAUSE BEFORE THE SURROGATE AT THE SURROGATE'S COURT OF THE COUNTY OF QUEENS, TO BE HELD AT THE QUEENS GENERAL COURTHOUSE, 6TH FLOOR, 88-11 SUTPHIN BOULEVARD, JAMAICA, CITY AND STATE OF NEW YORK, ON THE 13TH DAY OF JUNE, 2024 AT 9:30 O'CLOCK IN THE FORENOON, WHY THE ACCOUNT OF PROCEEDINGS OF THE PUBLIC ADMINISTRATOR OF QUEENS COUNTY, AS ADMINISTRATOR OF THE ESTATE OF SAID DECEASED, A COPY OF WHICH IS ATTACHED, SHOULD NOT BE JUDICIALLY SETTLED, AND WHY THE SURROGATE SHOULD NOT FIX AND ALLOW A REASONABLE AMOUNT OF COMPENSATION TO GERARD J. SWEENEY, ESQ., FOR LEGAL SERVICES RENDERED TO PETITIONER HEREIN IN THE AMOUNT OF \$83,874.15 AND THAT THE COURT FIX THE FAIR AND REASONABLE ADDITIONAL FEE FOR ANY SERVICES TO BE RENDERED BY GERARD J. SWEENEY, ESQ., HEREAFTER IN CONNECTION WITH PROCEEDINGS ON KINSHIP, CLAIMS ETC., PRIOR TO ENTRY OF A FINAL DECREE ON THIS ACCOUNTING IN THE AMOUNT OF 5% OF ASSETS OR INCOME COLLECTED AFTER THE DATE OF THE WITHIN ACCOUNTING; AND WHY THE SURROGATE SHOULD NOT FIX AND ALLOW AN AMOUNT EQUAL TO ONE PERCENT ON SAID SCHEDULES OF THE TOTAL ASSETS ON SCHEDULES A, A1, AND A2 PLUS ANY ADDITIONAL MONIES RECEIVED SUBSEQUENT TO THE DATE OF THIS ACCOUNT, AS THE FAIR AND REASONABLE AMOUNT PAYABLE TO THE OFFICE OF THE PUBLIC ADMINISTRATOR FOR THE EXPENSES OF SAID OFFICE PURSUANT TO S.C.P.A. SEC. 1106(3); AND WHY EACH OF YOU CLAIMING TO BE A DISTRIBUTEE OF THE DECEDENT SHOULD NOT ESTABLISH PROOF OF YOUR KINSHIP; AND WHY THE BALANCE OF SAID FUNDS SHOULD NOT BE PAID TO SAID ALLEGED DISTRIBUTUTES UPON PROOF OF KINSHIP, OR DEPOSITED WITH THE COMMISSIONER OF FINANCE OF THE CITY OF NEW YORK SHOULD SAID ALLEGED DISTRIBUTUTES DEFAULT HEREIN, OR FAIL TO ESTABLISH PROOF OF KINSHIP,

DATED, ATTESTED AND SEALED 19TH DAY OF APRIL, 2024 HON. PETER J. KELLY ACTING SURROGATE, QUEENS COUNTY JANET EDWARDS TUCKER CHIEF CLERK GERARD J. SWEENEY, ESQ. (718) 459-9000 1981 MARCUS AVENUE, SUITE 200 LAKE SUCCESS, NEW YORK 11042 NOTICE: 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 ACCOUNTING CITATION

## LIQUOR LICENSE

NOTICE IS HEREBY GIVEN THAT A LICENSE, SERIAL #NA-0240-24-115570 FOR BEER & WINE HAS BEEN APPLIED FOR BY THE UNDERSIGNED TO SELL BEER & WINE AT RETAIL IN A RESTAURANT UNDER THE ABC LAW AT 3935 47TH AVE., SUNNYSIDE, NY 11104 FOR ON-PREMISES CONSUMPTION; SUM-NIMA KITCHEN INC.

## NOTICE

SUPREME COURT COUNTY OF QUEENS, MATTER OF MAVIS DACOSTA, AN INCAPACITATED PERSON, INDEX # 707090/2022. PURSUANT TO AN ORDER DATED APRIL 11, 2024, OF JUSTICE BERNICE D. SIEGAL, AN APPLICATION TO SELL THE SINGLE FAMILY HOME AT 234-10 118TH AVENUE, CAMBRIA HEIGHTS, NEW YORK WILL BE MADE ON MAY 23, 2024 AT 9:30 A.M. BEFORE SUCH JUSTICE IN PART 8G AT THE QUEENS SUPREME COURTHOUSE, 88-11 SUTPHIN BOULEVARD, JAMAICA. CONTRACT AMOUNT IS \$615,000.00 WITH A \$492,000.00 MORTGAGE CONTINGENCY, SUBJECT TO COURT APPROVAL. CONTACT ANTHONY DECAROLIS, ESQ., AT 53 EAST MAIN STREET, OYSTER BAY, NY, 11771, AT 516-922-7870.

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, PHH MORTGAGE CORPORATION, PLAINTIFF, VS. LOVEL CLARKE, ET AL., DEFENDANT(S). PURSUANT TO AN ORDER CONFIRMING REFEREE REPORT AND JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED ON MAY 1, 2023, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE OUTSIDE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JUNE 7, 2024 AT 10:15 A.M., PREMISES KNOWN AS 6938 BURCHELL AVENUE, ARVERNE, NY 11692. 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 16048 AND LOT 49. APPROXIMATE AMOUNT OF JUDGMENT IS \$354,871.53 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #700946/2020. THE REFEREE SHALL COMPLY WITH THE ELEVENTH JUDICIAL DISTRICT'S COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTIES. THESE POLICIES, ALONG WITH THE QUEENS COUNTY FORECLOSURE'S AUCTION RULES, CAN BE FOUND ON THE QUEENS SUPREME COURT - CIVIL TERM WEBSITE. JOSEPH DEFELICE, ESQ., REFEREE GREENSPON MARDER, 1345 AVENUE OF THE AMERICAS, SUITE 2200, NEW YORK, NY 10105, AT-

## TORNEYS FOR PLAINTIFF

### NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, WELLS FARGO BANK, N.A., AS TRUSTEE FOR BSSP TRUST SERIES 2007-EMX1, PLAINTIFF, VS. PAUL J. HOYLE A/K/A PAUL HOYLE, LILLIAN HOYLE, ET AL., DEFENDANT (S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED ON DECEMBER 6, 2019, AND AN ORDER ENTERED ON JULY 15, 2022 I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE COURTHOUSE STEPS OF THE QUEENS SUPREME COURT, 88-11 SUTPHIN BLVD, JAMAICA, NY 11435 ON MAY 31, 2024, AT 11:15 A.M., PREMISES KNOWN AS 110-46 174TH STREET, JAMAICA, NY 11433. 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: 10272, LOT: 60. APPROXIMATE AMOUNT OF JUDGMENT IS \$707,321.18 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX # 709213/2015. IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY TO A RETURN OF THE DEPOSIT PAID. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE MORTGAGOR, THE MORTGAGEE, THE MORTGAGEE'S ATTORNEY, OR THE REFEREE. ALL PARTIES SHALL COMPLY WITH THE ELEVENTH JUDICIAL DISTRICT'S COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTIES. THESE POLICIES, ALONG WITH THE QUEENS COUNTY FORECLOSURE AUCTION RULES, CAN BE FOUND ON THE QUEENS SUPREME COURT - CIVIL TERM WEBSITE:(HTTSPS://WWW.NYCOURTS.GOV/LEGACYPDFS/COURTS/11JD/SUPREME/CIVILTERM/PARTRULES/FORECLOSURE\_AUCTION\_RULES.PDF) GREGORY J. NEWMAN, ESQ., REFEREE ROACH & LIN, P.C., 6851 JERICHO TURNPIKE, SUITE 185, SYOSSET, NEW YORK 11791, ATTORNEYS FOR PLAINTIFF

### SUMMONS

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS FREEDOM MORTGAGE CORPORATION, PLAINTIFF, -AGAINST- JAMAL ANDERSON, AS HEIR TO THE ESTATE OF ANTHONY ANDERSON A/K/A ANTHONY A. ANDERSON, UNITED STATES OF AMERICA - INTERNAL REVENUE SERVICE, NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, QUEENS SUPREME COURT, NEW YORK CITY CRIMINAL COURT, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, NEW YORK CITY PARKING VIOLATIONS BUREAU, NEW YORK CITY TRANSIT ADJUDICATION BUREAU, ANTHONY ANDERSON A/K/A ANTHONY A. ANDERSON'S UNKNOWN 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, AND "JOHN DOE #1" THROUGH "JOHN DOE #10", THE LAST TEN NAMES BEING FICTITIOUS AND UNKNOWN TO THE PLAINTIFF, THE PERSON OR

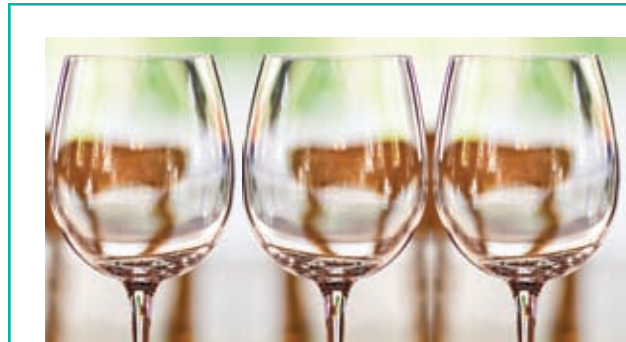
PARTIES INTENDED BEING THE PERSONS OR PARTIES, IF ANY, HAVING OR CLAIMING AN INTEREST IN OR LIEN UPON THE MORTGAGED PREMISES DESCRIBED IN THE COMPLAINT, DEFENDANTS. SUMMONS PLAINTIFF DESIGNATES QUEENS COUNTY AS THE PLACE OF TRIAL. VENUE IS BASED UPON THE COUNTY IN WHICH THE MORTGAGED PREMISES IS SITUATED. 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 COMPLAINT. NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT THE OBJECT OF THE ABOVE CAPTIONED ACTION IS TO FORECLOSE A MORTGAGE TO SECURE \$304,385.00 AND INTEREST, RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON MAY 23, 2014 IN CRFN 2014000179703 COVERING PREMISES KNOWN AS 147-11 116TH AVENUE, JAMAICA, NEW YORK 11436. 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 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 MARCH 15, 2024 FRENKEL, LAMBERT, WEISS, WEISMAN & GORDON, LLP BY: DEANA CHELI ATTORNEYS FOR PLAINTIFF 53 GIBSON STREET BAY SHORE, NEW YORK 11706 (631) 969-3100 OUR FILE NO.: 01-098833-F01

### SUPPLEMENTAL SUMMONS AND NOTICE OF OBJECT OF ACTION

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS ACTION TO FORECLOSE A MORTGAGE INDEX #: 723171/2022 CITIBANK, NA AS TRUSTEE FOR WAMU SERIES 2007-HE2 TRUST PLAINTIFF, VS CESAR F. CAMPOVERDE IF LIVING, AND IF HE/SHE BE DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, CLAIMING, OR WHO MAY CLAIM TO HAVE AN INTEREST IN, OR GENERAL OR SPECIFIC LIEN UPON THE REAL PROPERTY DESCRIBED IN THIS ACTION; SUCH

UNKNOWN PERSONS BEING HEREIN GENERALLY DESCRIBED AND INTENDED TO BE INCLUDED IN WIFE, WIDOW, HUSBAND, WIDOWER, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS, AND ASSIGNEES OF SUCH DECEASED, ANY AND ALL PERSONS DERIVING INTEREST IN OR LIEN UPON, OR TITLE TO SAID REAL PROPERTY BY, THROUGH OR UNDER THEM, OR EITHER OF THEM, AND THEIR RESPECTIVE WIVES, WIDOWS, HUSBANDS, WIDOWERS, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS, AND ASSIGNS, ALL OF WHOM AND WHOSE NAMES, EXCEPT AS STATED, ARE UNKNOWN TO PLAINTIFF, MIDLAND FUNDING LLC, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, PEOPLE OF THE STATE OF NEW YORK, UNITED STATES OF AMERICA ON BEHALF OF THE IRS JOHN DOE (THOSE UNKNOWN TENANTS, OCCUPANTS, PERSONS OR CORPORATIONS OR THEIR HEIRS, DISTRIBUTUTES, EXECUTORS, ADMINISTRATORS, TRUSTEES, GUARDIANS, ASSIGNEES, CREDITORS OR SUCCESSORS CLAIMING AN INTEREST IN THE MORTGAGED PREMISES.) DEFENDANT(S). MORTGAGED PREMISES: 37-23 94TH STREET JACKSON HEIGHTS, NY 11372 TO THE ABOVE NAMED DEFENDANT: YOU ARE HEREBY SUMMONED TO ANSWER THE COMPLAINT IN THIS ACTION, AND TO SERVE A COPY OF YOUR ANSWER, OR, IF THE COMPLAINT IS NOT SERVED WITH THIS SUPPLEMENTAL SUMMONS, TO SERVE A NOTICE OF APPEARANCE, ON THE PLAINTIFF(S) ATTORNEY(S) WITHIN TWENTY DAYS AFTER THE SERVICE OF THIS SUPPLEMENTAL SUMMONS, EXCLUSIVE OF THE DAY OF SERVICE (OR WITHIN 30 DAYS AFTER THE SERVICE IS COMPLETE IF THIS SUPPLEMENTAL SUMMONS IS NOT PERSONALLY DELIVERED TO YOU WITHIN THE STATE OF NEW YORK). IN CASE OF YOUR FAILURE TO APPEAR OR ANSWER, JUDGMENT WILL BE TAKEN AGAINST YOU BY DEFAULT FOR THE RELIEF DEMANDED IN THE COMPLAINT. THE ATTORNEY FOR PLAINTIFF HAS AN OFFICE FOR BUSINESS IN THE COUNTY OF ERIE. TRIAL TO BE HELD IN THE COUNTY OF QUEENS. THE BASIS OF THE VENUE DESIGNATED ABOVE IS THE LOCATION OF THE MORTGAGED PREMISES. TO CESAR F. CAMPOVERDE DEFENDANT IN THIS ACTION. THE FOREGOING SUPPLEMENTAL SUMMONS IS SERVED UPON YOU BY PUBLICATION, PURSUANT TO AN ORDER OF HON. MAURICE E. MUIR OF THE SUPREME COURT OF THE STATE OF NEW YORK, DATED THE THIRD DAY OF MAY, 2024 AND FILED WITH THE COMPLAINT IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS, IN THE CITY OF JAMAICA. THE OBJECT OF THIS ACTION IS TO FORECLOSE A MORTGAGE UPON THE PREMISES DESCRIBED BELOW, DATED JANUARY 19, 2007, EXECUTED BY CESAR F. CAMPOVERDE TO SECURE THE SUM OF \$696,000.00. THE MORTGAGE WAS RECORDED AT CRFN 2007000118290 IN THE CITY REGISTER OF THE CITY OF NEW YORK, QUEENS COUNTY ON MARCH 5, 2007. THE MORTGAGE WAS SUBSEQUENTLY MODIFIED ON MARCH 28, 2011. THE MORTGAGE WAS SUBSEQUENTLY ASSIGNED BY AN ASSIGNMENT EXECUTED SEPTEMBER 19, 2012 AND RECORDED ON OCTOBER 10, 2012, IN THE CITY REGISTER OF THE CITY OF NEW YORK, QUEENS COUNTY AT CRFN 2012000400621; THE PROPERTY IN QUESTION IS DESCRIBED AS FOLLOWS: 37-23 94TH STREET, JACKSON HEIGHTS, NY 11372 HELP FOR HOMEOWNERS IN FORECLOSURE NEW YORK STATE LAW REQUIRES THAT WE SEND YOU THIS NOTICE ABOUT THE FORECLOSURE PROCESS. PLEASE READ IT CAREFULLY. SUMMONS AND COMPLAINT YOU ARE IN DAN-

GER OF LOSING YOUR HOME. IF YOU FAIL TO RESPOND TO THE SUMMONS AND COMPLAINT IN THIS FORECLOSURE ACTION, YOU MAY LOSE YOUR HOME. PLEASE READ THE SUMMONS AND COMPLAINT CAREFULLY. YOU SHOULD IMMEDIATELY CONTACT AN ATTORNEY OR YOUR LOCAL LEGAL AID OFFICE TO OBTAIN ADVICE ON HOW TO PROTECT YOURSELF. SOURCES OF INFORMATION AND ASSISTANCE THE STATE ENCOURAGES YOU TO BECOME INFORMED ABOUT YOUR OPTIONS IN FORECLOSURE. IN ADDITION TO SEEKING ASSISTANCE FROM AN ATTORNEY OR LEGAL AID OFFICE, THERE ARE GOVERNMENT AGENCIES AND NON-PROFIT ORGANIZATIONS THAT YOU MAY CONTACT FOR INFORMATION ABOUT POSSIBLE OPTIONS, INCLUDING TRYING TO WORK WITH YOUR LENDER DURING THIS PROCESS. TO LOCATE AN ENTITY NEAR YOU, YOU MAY CALL THE TOLL-FREE HELPLINE MAINTAINED BY THE NEW YORK STATE DEPARTMENT OF FINANCIAL SERVICES AT 1-800-342-3736 OR THE FORECLOSURE RELIEF HOTLINE 1-800-269-0990 OR VISIT THE DEPARTMENT'S WEBSITE AT WWW.DFS.NY.GOV. RIGHTS AND OBLIGATIONS YOU ARE NOT REQUIRED TO LEAVE YOUR HOME AT THIS TIME. YOU HAVE THE RIGHT TO STAY IN YOUR HOME DURING THE FORECLOSURE PROCESS. YOU ARE NOT REQUIRED TO LEAVE YOUR HOME UNLESS AND UNTIL YOUR PROPERTY IS SOLD AT AUCTION PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE. REGARDLESS OF WHETHER YOU CHOOSE TO REMAIN IN YOUR HOME, YOU ARE REQUIRED TO TAKE CARE OF YOUR PROPERTY AND PAY PROPERTY TAXES IN ACCORDANCE WITH STATE AND LOCAL LAW. FORECLOSURE RESCUE SCAMS BE CAREFUL OF PEOPLE WHO APPROACH YOU WITH OFFERS TO "SAVE" YOUR HOME. THERE ARE INDIVIDUALS WHO WATCH FOR NOTICES OF FORECLOSURE ACTIONS IN ORDER TO UNFAIRLY PROFIT FROM A HOMEOWNER'S DISTRESS. YOU SHOULD BE EXTREMELY CAREFUL ABOUT ANY SUCH PROMISES AND ANY SUGGESTIONS THAT YOU PAY THEM A FEE OR SIGN OVER YOUR DEED. STATE LAW REQUIRES ANYONE OFFERING SUCH SERVICES FOR PROFIT TO ENTER INTO A CONTRACT WHICH FULLY DESCRIBES THE SERVICES THEY WILL PERFORM AND FEES THEY WILL CHARGE, AND WHICH PROHIBITS THEM FROM TAKING ANY MONEY FROM YOU UNTIL THEY HAVE COMPLETED ALL SUCH PROMISED SERVICES. SEC. 1303 NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME IF YOU DO NOT RESPOND TO THIS SUMMONS AND COMPLAINT BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE MORTGAGE COMPANY WHO FILED THIS FORECLOSURE PROCEEDING AGAINST YOU AND FILING THE ANSWER WITH THE COURT, A DEFAULT JUDGMENT MAY BE ENTERED AND YOU CAN LOSE YOUR HOME. SPEAK TO AN ATTORNEY OR GO TO THE COURT WHERE YOUR CASE IS PENDING FOR FURTHER INFORMATION ON HOW TO ANSWER THE SUMMONS AND PROTECT YOUR PROPERTY. SENDING A PAYMENT TO YOUR MORTGAGE COMPANY WILL NOT STOP THIS FORECLOSURE ACTION. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. DATED: FEBRUARY 29, 2024 GROSS POLOWY LLC ATTORNEY(S) FOR PLAINTIFF(S) 1775 WEHRL DRIVE, SUITE 100 WILLIAMSVILLE, NY 14221 THE LAW FIRM OF GROSS POLOWY LLC AND THE ATTORNEYS WHOM IT EMPLOYS ARE DEBT COLLECTORS WHO ARE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED BY THEM WILL BE USED FOR THAT PURPOSE. 80785



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Dogs and handlers wait for breed group judging at the 148th Westminster Kennel Club Dog show, Tuesday, May 14, 2024, in New York. AP Photo/Julia Nikhinson



## Our World In Pictures

A handler brushes her dog during the junior showmanship competition at the 148th Westminster Kennel Club dog show Tuesday, May 14, 2024, at the USTA Billie Jean King National Tennis Center in New York. AP Photo/Julia Nikhinson

# 2ND DEPARTMENT / NEW BUSINESS FORMATIONS

### DOCK OF THE BAY PROPERTIES, LLC

DOCK OF THE BAY PROPERTIES, LLC ART. OF ORG. FILED SEC. OF STATE OF NY 2/26/2024. OFF. LOC.: QUEENS CO. SSNY DESIGNATED AS AGENT UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY TO MAIL COPY OF PROCESS TO, C/O LEA KIXMILLER, 10 WEST 14TH ROAD, BROAD CHANNEL, NY 11693, USA. PURPOSE: ANY LAWFUL ACT OR ACTIVITY.

#216629

### 179 FROST STREET, LLC

179 FROST STREET, LLC. ARTS. OF ORG. FILED WITH THE SSNY ON 04/05/24. OFFICE: KINGS COUNTY. SSNY DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL COPY OF PROCESS TO THE LLC, 6555 79TH STREET, MIDDLE VILLAGE, NY 11379. PURPOSE: ANY LAWFUL PURPOSE.

#216633

### PG SUNNYSIDE LLC

PG SUNNYSIDE LLC, ARTS. OF ORG. FILED WITH THE SSNY ON 03/25/2024. OFFICE LOC: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT UPON WHOM PROCESS AGAINST THE LLC MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: THE LLC, 36-01 30TH AVENUE, ASTORIA, NY 11103. PURPOSE: ANY LAWFUL PURPOSE.

#216832

### L & M 88 REALTY LLC

NOTICE OF FORMATION OF L & M 88 REALTY LLC CERT. OF LLC FILED WITH SECY. OF STATE OF NY (SSNY) ON FEB. 20, 2024. OFFICE LOCATION: QUEENS COUNTY. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL COPY OF PROCESS TO 150-43 6TH AVENUE; WHITESTONE, NY 11357. PURPOSE: ANY LAWFUL ACTIVITY.

#216690

### LEROY REALTY HOLDINGS LLC

LEROY REALTY HOLDINGS LLC ARTICLES OF ORG. FILED NY SEC. OF STATE (SSNY) 4/19/24. OFFICE IN QUEENS CO. SSNY DESIG. AGENT OF LLC WHOM PROCESS MAY BE SERVED. SSNY SHALL MAIL PROCESS TO C/O MICHAEL KESSLER, 42-09 235TH ST., DOUGLSTON, NY 11363, WHICH IS ALSO THE PRINCIPAL BUSINESS LOCATION. PURPOSE: ANY LAWFUL PURPOSE.

#217121

### ZAPA HOLDINGS LLC

ZAPA HOLDINGS LLC ARTS. OF ORG. FILED WITH SSNY ON 3/18/2024. OFF. LOC.: QUEENS CO. SSNY DESIG. AS AGT. UPON WHOM PROCESS MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: THE LLC, 112-12 111TH AVE, SOUTH OZONE PARK, NY 11420. GENERAL PURPOSES.

#217142

### C3EW LLC

C3EW LLC ARTS. OF ORG. FILED WITH SSNY ON 4/25/2024. OFF. LOC.: QUEENS CO. SSNY DESIG. AS AGT. UPON WHOM PROCESS MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: THE LLC, 133-10 39TH AVE, FLUSHING, NY 11354. GENERAL PURPOSES.

#217284

### WOODSIDE A PLUS REALTY LLC

WOODSIDE A PLUS REALTY LLC, ARTS OF ORG FILED WITH SSNY ON 04/08/24. OFF. LOC.: QUEENS COUNTY, SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL A COPY OF PROCESS TO: THE LLC, 39-07 61TH ST, WOODSIDE NY 11377. PURPOSE: TO ENGAGE IN ANY LAWFUL ACT.

#217309

### BRANNOCK DALL, LLC

BRANNOCK DALL, LLC, ARTS. OF ORG. FILED WITH THE SSNY ON 05/06/2024. OFFICE LOC: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT UPON WHOM PROCESS AGAINST THE LLC MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: ILYA KIRIAKIS DALL, 148-18 3RD AVENUE, WHITESTONE, NY 11357. PURPOSE: ANY LAWFUL PURPOSE.

#217465

### LIQUID ASSETS CONSULTING LLC

LIQUID ASSETS CONSULTING LLC, ARTS OF ORG. FILED WITH SEC. OF STATE OF NY (SSNY) 3/13/2024. CTY: QUEENS. SSNY DESIG. AS AGENT UPON WHOM PROCESS AGAINST MAY BE SERVED & SHALL MAIL PROCESS TO 158-03 28 AVE, FLUSHING, NY 11358. GENERAL PURPOSE

#217699

### 11370 WAWAH'S, LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: WAWAH'S, 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 NICOLAS HARTANTO 3138 74TH ST, EAST ELMHURST, NY, 11370. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#216841

### 11418 CAPSIDE, LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: CAPSIDE, LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 3/3/2024. 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 OKSANA O LIPINCHUK 116-16 AUDLEY STREET, APT 1A RICHMOND HILLS, NY, 11418. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#216631

### 11691 TYSHAWN LEE LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: TYSHAWN LEE LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 3/12/2024. 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 TYSHAWN LEE 711C SEAGIRT AVE, 10H FAR ROCKAWAY, NY, 11691. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#217463

### 12207 EVOCATIONSTUDIO LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: EVOCATIONSTUDIO 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 ZENBUSINESS INC. 41 STATE STREET, SUITE 112 ALBANY, NY, 12207. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#217474

### 95833 YKW MANAGEMENT GROUP LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: YKW MANAGEMENT GROUP LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 4/21/2023. 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 ROCKET CORPORATE SERVICES INC. 2804 GATEWAY OAKS DR STE 100, SACRAMENTO, CA, 95833. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#217137

# New Jersey buses to boost NYC express bus service for congestion pricing, even as state sues

By Jose Martinez  
THE CITY

While Garden State politicians try to put the brakes on congestion pricing, the MTA is buying buses from New Jersey Transit in advance of the vehicle-tolling program's June 30 start date, THE CITY has learned.

An MTA spokesperson confirmed that the agency paid \$100,000 to NJTransit for 15 used coaches whose parts will now be used to help maintain the 1,030 express buses that connect borough neighborhoods not near the subway system with Manhattan.

The transaction took place as the MTA gets set to increase service next month on six express bus routes that run between Staten Island and Manhattan and Brooklyn and Manhattan — and after critics last year called on the MTA to boost express bus options ahead of the congestion pricing launch as a way to lure motorists out of their vehicles and onto mass transit.

"Isn't that a great irony?" John Samuelsen, international president of the Transport Workers Union and an MTA board member, told THE CITY. "New Jersey is suing over congestion pricing and now, here they are giving buses to the MTA and to New York."

Samuelsen has been among the most vocal proponents for expanding express bus service prior to the start of the long-delayed Central Business District Tolling Program. State lawmakers initially approved the tolling plan in 2019 as a way to reduce congestion and raise billions of dollars for the upkeep and expansion of the transit system.

Advocates are hoping that expanding the \$7-per-trip bus service to and from neighborhoods far from Manhattan's core will entice motorists to not drive into the city's most congested parts.

"It's exactly what I was calling for five years ago," Samuelsen said. "It is a time to try to get this to be a paradigm shift in how commuters think about getting into the city from the outer boroughs." Still, he sees more work to be done in a system with some 80 express bus routes in all.

MTA officials last month announced that the tolling program will begin June 30, when most



An express bus pulls out of the Hugh L. Carey Tunnel in Lower Manhattan, May 10, 2024.

Credit: Alex Krales/THE CITY

passenger vehicles with a valid E-ZPass will be tolled \$15 once a day to go south of 60th Street in Manhattan from 5 a.m. to 9 p.m. on weekdays and 9 a.m. to 9 p.m. on weekends. Rates will drop to \$3.75 during overnight hours.

Trucks and some buses, depending on size, will be charged \$24 or \$36 during the day and \$6 or \$9 after 9 p.m. Taxi fares would go up by \$1.25, too, for any ride that starts, ends or travels within the zone, with fares for app-based for-hire vehicles rising by \$2.50.

But the congestion pricing plan is facing continued legal opposition from motorists and elect-

ed officials — including New Jersey Gov. Phil Murphy — with multiple lawsuits filed in federal courts on both sides of the Hudson River that aim to halt the first-in-the-nation tolling system.

The MTA announced in April that trips will be added to express bus routes that have the highest ridership during any single hour of an average weekday. The \$880,000 needed to add service comes from the Outer Borough Transportation Account, which state legislators created in 2018 to spend \$50 million annually to improve transportation outside of Manhattan.

But Streetsblog reported that more than \$40

million in the transit improvement fund has barely been touched.

"As we prepare for the commencement of congestion pricing, the new service will give commuters on higher ridership express bus corridors in Brooklyn and Staten Island additional trips to get to and from Manhattan," Richard Davey, president of New York City Transit, which runs the subways, buses and paratransit vehicles, told members of the MTA board's transit committee last month. "We hope to see a rise in ridership."

While MTA officials have repeatedly said that all bus routes entering the so-called congestion relief zone have ample capacity to accommodate an expected influx of new riders once the new tolls kick in, increased frequency is seen as a way to draw more passengers to mass transit.

The six express bus routes receiving additional service are: BM2 (Canarsie/Spring Creek – Downtown/Midtown); BM5 (Spring Creek – Midtown); SIM1C (Eltingville – Midtown); SIM4C (Huguenot – Midtown); SIM23 (Annadale – Midtown); SIM24 (Prince's Bay – Midtown)

Multiple sources told THE CITY that the parts from the newly acquired NJTransit buses can play a vital role in propping up the MTA's existing express fleet.


"They wouldn't be bringing coach buses in if they didn't need them," Samuelsen said.

It's not the first time the MTA has looked elsewhere for equipment that transports its riders. Michael Cortez, an MTA spokesperson, noted that the MTA purchased Orion V buses from Westchester County in 2009, while in 2017, the Long Island Rail Road leased train cars from the Maryland Area Rail Commuter system to meet demand for increased summer ridership.

A representative from an express bus riders' organization said commuters need reliable service most.

"It says a lot about the lack of maintenance," said Vittorio Bugatti of the Express Bus Advocacy Group.

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## Queens groups voice opposition to landlords suing court system over eviction cases

*Continued from page 1*

frivolous and meritless attempt by landlords to ramp up evictions and increase their profits at the expense of tenants.”

“It is imperative that the court be allowed to continue using its discretion to adjourn or stay eviction proceedings in the interest of justice for tenants who need additional help with understanding the court process and obtaining required services, such as translation or protective services for adults, children, and incapacitated persons,” Davidson said.

“We hope that the court will quickly reject this baseless lawsuit, and we look forward to interveing to ensure that tenants’ interests are fully represented,” she added.

Originally filed in February, the landlords’ suit was brought by 16 different limited liability companies and limited partnerships, all of which share a Manhattan address.

The lawsuit, which was brought in Queens, was filed against the Office of Court Administration, the city’s Civil Courts, its clerks and its administrative judge.

The landlords claim that the court system has failed to honor a number of elements of the state’s real property actions and proceedings law, or RPAPL, which sets a procedure for litigants and the courts to adjudicate housing disputes efficiently. The petitioners said the court’s alleged failure to adhere to the law has primarily affected summary proceedings, or the expedited processes for evictions outlined in RPAPL.

According to the landlords, the court system’s alleged failure to adhere to the law “not only undercut the very purpose of summary proceedings but have contrastingly rendered them reminiscent of bygone common-law ejectment actions which summary proceedings were designed to replace.”

“While practitioners before the Housing Court may wax nostalgic about a long-gone era in which summary proceedings trended towards and not away from efficiency, they have been collectively mired in interminable and inexplicable delays in seeking the vindication of their clients’ rights to their respective property for so long that it has surreally become ‘normal,’” the landlords’ suit reads. “Landlords have been forced to merely accept the game as rigged and trudge along the nightmarish procedure of Housing Court in the hopes that one day, far in the future, they will be able to retake and make their property economically viable once more.”



After a group of landlords brought a lawsuit against the state’s court system, a group of Queens organizations are calling on a judge to dismiss the suit, which calls for the courts to speed up eviction cases.

File photo by Nelson Mejia Jr./Flickr

“The time-honored right to property deserves at least the minimal protections afforded it under the statutes currently on the books in this state,” the suit continued. “This proceeding appears to be the only recourse left for the landowners of this city – petitioners among them – to conform the Housing Court’s procedures to those envisioned by the legislature and, in doing so, attempt to rebuild a broken system at last.”

The landlords, who are represented by law firm Kucker Marino Winiarsky & Bittens, called on a judge to require the court system “fix trial dates” for non-payment eviction cases within three to eight days.

But according to the Legal Aid Society, the timeline would undermine the city’s Right to Counsel program, which has already struggled to get attorneys connected with low-income tenants facing eviction.

The Legal Aid Society also claimed that the lawsuit would infringe on the court’s right to control its own calendar based on the specifics of any given case.

“As if tenants facing eviction were not vulnerable enough, this lawsuit goes a step further to strip tenants of even a modicum of justice in Housing Court in an attempt to steamroll them out onto the street,” said Christine Clarke, the director of Litigation and Advocacy at Legal Services NYC. “Our lawyers work hard every day to make sure that people are able to defend themselves and assert their rights to remain in their homes and not be held hostage to the whims of unscrupulous or harassing landlords. This lawsuit is a transparent attempt to stop them and I hope that the court sees it for what it is — frivolous and meritless.”

An attorney for the landlord group, Eric McAvey, a partner at Kucker Marino Winiarsky

& Bittens, said the Legal Aid Society’s filing in the case is “effectively the tenants’ bar saying the silent part out loud.”

“Indeed, in support of intervention, they argue that petitioners’ requested relief – which is no more than having the Housing Court follow [the summary proceedings law] as written – will ‘adversely affect’ tenants by halting the interminable delays that plague landlord-tenant proceedings,” McAvey said in an emailed statement.

“We therefore do not believe that the proposed intervenors have a legitimate interest in this proceeding that would warrant their intervention and, even upon the prospective granting of intervention, we believe their arguments to be improper in this proceeding and otherwise without merit,” McAvey added.

The Office of Court Administration did not respond to the Eagle’s request for comment.

## Opinion: NYC Law Department invests in Bar retakers, yields results for the city

By **Sylvia O. Hinds-Radix**  
Special to the Eagle

When I began serving as corporation counsel in 2022, the Law Department, like other public law offices across the nation, faced a significant retention and hiring problem. One of my top priorities was to strengthen our programs to ensure we attracted and retained the staff we needed to remain the finest public law office in the country. Among our dedicated staff were individuals who we hired prior to taking the bar but did not pass.

Our bar retakers at the Law Department made a commitment to public service and to the City of New York, and we have spent a significant amount of resources recruiting and training them. It is important that we continue investing in these individuals so that they can assist in carrying out our mission as attorneys for the city. To accomplish this objective, I collaborated with our dedicated Law Department team and New York Law School to develop an innovative program to enhance our support for these bar retakers.

I am pleased to acknowledge that nearly 52 percent of our bar retakers who sat for the February 2024 exam have passed. This figure is significantly higher than the 33 percent overall pass rate for retakers in New York State.

Through this worthwhile program, the city, without further outside recruitment, has now gained fourteen new individuals who can, after all of their requirements have been met, be admitted as attorneys and appear in court on the behalf of the city.

Retaking the bar exam is a stressful endeavor, especially for recent law school graduates who are working full-time and do not have access to the resources and time needed to adequately prepare for this challenging test. The obstacles are greater for those public servants, such as several of our assistant corporation counsels, who have student loans to repay and children or other family members to support. Taking unpaid leave from work to prepare for the bar exam may be unrealistic, if not impossible.

The program offered by the Law Department allowed our bar retakers to focus exclusively on studying for the bar exam — without taking unpaid leave — through a highly structured program at New York Law School. Participants followed a rigorous training schedule, which included in-person coaching and tutoring with the school’s bar prep experts, 12 learning sessions, simulated practice tests, and study assignments. Participants had access to the school’s learning tools and mentorship from Law Department

staff. They were also required to check in every week with their Law Department supervisor to detail their progress.

I am remarkably proud of the results we have achieved through this program, and I am inspired by the feedback received from the dedicated participants who expressed gratitude for the difference this opportunity has made for their lives.

I am grateful to New York Law School Dean Anthony Crowell and his entire team for their longstanding collaboration with the Law Department. The law school has helped shape the legal landscape of our city, and its alumni are among the many dedicated Law Department attorneys working tirelessly to leave the City of New York in a better place than we found it.

Finally, I commend the exceptional Law Department team who provided invaluable mentorship to our bar retakers, helping them reach their full potential. They work every day to reinforce the values of excellence, integrity, and teamwork, which have been the longstanding hallmarks of this office.

*Sylvia O. Hinds-Radix serves as New York City corporation counsel and formerly served as an associate justice in the New York State Appellate Division, Second Department.*



Hon. Sylvia Hinds-Radix, New York City corporation counsel.

Photo courtesy of the NYC Law Department