

QUEENS TODAY

MAY 16, 2024

THE WESTERNMOST SEGMENT OF Queens Boulevard will soon be getting protected bike lanes, Streetsblog reported. The proposed bike lanes would run along a one-mile stretch of Queens Boulevard, which was formerly known as the “Boulevard of Death,” between Skillman Avenue and Roosevelt Avenue. The proposal was brought to Queens Community Board 2 by the Department of Transportation last Tuesday. “This has been a missing link for a really long time,” said Laura Shepard, a member of the community board and an organizer with Transportation Alternatives.

A 15-YEAR-OLD BOY WAS STABBED IN the head in South Jamaica on Wednesday afternoon, PIX 11 reported. The stabbing happened at around 2:50 p.m. near 122-15 Guy R. Brewer Boulevard, which is several blocks away from August Martin High School. The 15-year-old was stabbed once in his head and twice in his shoulder, and was rushed to the hospital. A suspect was seen wearing a ski mask and fleeing in an unknown direction, police said.

THE METS ARE LOOKING TO BUILD for the future with the expected signing of international prospect Elian Peña, the New York Post reports. Peña, lefty-hitting shortstop from the Dominican Republic, is expected to get a large signing sum from the Mets once the international signing period opens on Jan. 15, 2025. Two international scouting officials told the Post that it is their understanding the Mets and Peña have agreed upon a deal worth around \$5 million.

LEGISLATION CO-SPONSORED BY Queens State Senator Joseph Addabbo establishing a central registry containing reports, audits, plans, and public inspections of freight rail operators, rail cars and freight lines was approved by the New York State Senate on May 6. “Last year, my bill requiring trash transported by rail to be covered and secured more effectively was enacted into law,” Addabbo said. “This new Senate bill, S.6922, builds on our commitment to ensure residents in rail communities are provided the transparency they deserve regarding freight rail safety.”

THE 31ST AVENUE OPEN STREET Collective, which runs the open street program along the Astoria street, officially became a nonprofit recently, the Queens Post reported. The new organizational status means the group will be able to apply for a larger pool of grants, meaning there will be more money to offer programming along the open street. The open street is available to pedestrians and bikers every Saturday and Sunday from noon until 8 p.m.



Queens legal community highlighted at bar leaders event

Chief Administrative Judge Joseph Zayas received the Harold Baer award from Network of Bar Leaders president Michael Kohan on Tuesday, May 14, 2024.

Eagle photo by Ryan Schwach

By Ryan Schwach
Queens Daily Eagle

Queens’ legal community was a central feature of the Network of Bar Leaders’ annual dinner in Manhattan on Tuesday evening, after two judges with strong Queens connections were given awards by the association led by a Queens attorney who was recently named the organization’s president.

The annual Network of Bar Leaders dinner, held at the Harvard Club in Midtown, may have been somewhat far away geographically from Queens’ courthouses, but Queens judges and lawyers showed up and were honored at the event.

The dinner saw judges, lawyers and bar as-

sociation leaders from all over the greater New York area on Tuesday night, as the network – made up of bar leaders from the area – honored a few giants in the legal community.

Chief Administrative Judge Joseph Zayas, and New York County Surrogate Judge Hilary Gingold – both with Queens connections – were honored with awards, and Queens-based lawyer Michael Kohan led his first event as president of the network.

Kohan, a Queens County Bar Association and Brandeis Association member, and Queens College graduate, was installed as president of the network in February. On Tuesday, he proudly announced the program of speakers, which he admitted would be competing with game

five of the New York Knicks’ second-round NBA playoff series against the Indiana Pacers.

“Keep the volume low while you are watching the game,” Kohan joked.

The master of ceremonies for the event was also a Queens judiciary member, Queens Supreme Court Justice Frederick Sampson.

“We gather here to acknowledge and honor the dedicated excellence and unwavering commitment to justice evidenced by our esteemed bar and judges,” Sampson said. “We celebrate the embodiment of legal integrity and pursue the truth, and justice.”

Many other Queens judicial and bar leaders were also present on Tuesday, including Peter

Continued on page 16



Alleged Queens squatter faces 15 years in prison

The Lakewood Avenue home that Lance White-Hunt, a 24-year-old from Brooklyn, allegedly moved into and claimed to own. White-Hunt now faces 18 criminal charges and 15 years in prison.

Photo via Redfin

By Jacob Kaye
Queens Daily Eagle

A Brooklyn man is facing over a decade in prison after prosecutors say he illegally squatted in a Queens home and attempted to stake his claim to the house through a number of forged documents.

Lance White-Hunt, a 24-year-old whose legal address is in Brooklyn, was brought up on an 18-count indictment in Queens Criminal Court this week after he and an accomplice allegedly tried to steal a home in Jamaica from its rightful owners, who were attempting to rent it out to tenants at the time of the takeover.

White-Hunt now faces up to 15 years in prison.

The squatting case made headlines earlier this year after White-Hunt attempted to sue the property’s rightful owners in Queens Civil Court and submitted various pieces of dubious evidence to convince a judge he had established tenancy. Among the items White-Hunt submitted into evidence were an alleged forged electricity bill and a receipt from a food delivery company who had previously delivered fast

See story on page 2

Brooklyn man faces criminal charges for allegedly squatting in Queens home

Continued from page 1

food addressed to White-Hunt at the house.

According to prosecutors, Denis Kuryland and Juliya Fulman, the owners of the Lake-wood Avenue home, listed the property for rent through a broker at Top Nest Properties in late February.

The couple had owned the duplex house through an LLC since January 2020.

According to Kuryland and Fulman, a broker visited the house multiple times on their behalf while it was on the market and never spotted anyone inside. The broker allegedly reported that the windows and doors were always closed and locked.

Nonetheless, the broker showed up on March 1 to find that the locks to the front door leading to the studio unit of the duplex had been changed and that the keys she had for the property no longer worked, according to the charges.

A couple of days later, the broker returned to find that the locks to the door leading to the upstairs unit had also been changed. Inside the unit, the broker allegedly saw White-Hunt, according to the charges.

The broker then called the police.

When the cops arrived, White-Hunt allegedly told them that he had been living in the home since January, and handed over a lease with the broker and Top Nest Properties listed as the landlords. Prosecutors now claim that the lease had been forged.

The broker claimed that she had never seen



A Brooklyn man was arraigned in Queens Criminal Court this week for allegedly forging documents in an attempt to squat in a home rightfully owned by a Queens couple.

Eagle file photo by Walter Karling

the document and that her signature, which was on it, was forged. Top Nest Properties' owner later said that they also had not actually signed the document.

The following day, police came back to

the home and were provided with a bill from National Grid and AT&T from White-Hunt as proof of residence.

However, prosecutors say that both companies later confirmed that the account numbers

listed on the documents did not exist in their official records.

Despite the alleged forgeries, White-Hunt brought a lawsuit against the homeowner's LLC, the broker and Top Nest Properties on March 14 claiming he was illegally locked out of the home.

When submitting documents to the court for the lawsuit, White-Hunt allegedly filed a forged lease that was different from the other forged lease he showed to police officers 10 days prior.

A judge later dismissed the lawsuit.

The Queens district attorney's office began investigating the matter shortly after.

Police arrested White-Hunt in his Brooklyn home on May 13.

"You cannot claim rights to a home that you have entered illegally," Queens District Attorney Melinda Katz said in a statement.

"My office will not allow individuals to capitalize on the confusion surrounding squatters' rights for their own personal gain," she added. "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."

White-Hunt's alleged squatter case is one of many to have made headlines in recent months.

The issue has gotten so prolific that a number of Queens lawmakers in recent weeks have introduced a bill that they say will mitigate the problem.

State Senator John Liu and Assemblymember Ron Kim introduced the bill in their respective houses last month. The bill would clarify that squatters are not tenants for the purpose of eviction proceedings.

Both bills sit in the housing committees of the Senate and the Assembly.

White-Hunt was ordered by Supreme Court Justice Toni Cimino to return to court on June 11.

He faces one count of burglary in the second degree; two counts of criminal possession of a forged instrument in the second degree; five counts of identity theft in the first degree; attempted grand larceny in the third degree; attempted criminal possession of stolen property in the third degree; offering a false instrument for filing in the first degree; tampering with physical evidence; three counts of criminal mischief in the fourth degree; petit larceny; and two counts of criminal possession of a forged instrument in the third degree.

Court system launches guardianship resource webpage

By Robert Abruzzese
Queens Daily Eagle

Chief Administrative Judge Joseph Zayas and First Deputy Chief Administrative Judge Norman St. George announced the launch of the Unified Court System's new Guardianship in New York Resource Webpage on Tuesday.

The website aims to provide important information about guardianships and alternatives, helping to protect vulnerable individuals from harm and exploitation.

The new website comes as the state's guardianship system faces major criticism. New York's guardianship ecosystem was the subject of a multi-story exposé from non-profit investigative reporting site ProPublica. The outlet found that the troubled system sees guardianship cases languish in courts for years without much oversight. Once cases are resolved, vulnerable wards are entrusted to one of only several loosely regulated nonprofits. From there, a number of wards are left to live in squalor, the outlet reported.

The new online resource from the court system, available at nycourts.gov/guardianship/index.shtml, offers information on the guardianship process, including informational videos with subtitles in multiple languages, a glossary of commonly used terms, and links to essential resources for appointed guardians.

The creation of the Guardianship Resource Webpage was funded by a nearly \$1,000,000 grant from the U.S. Department of Health and Human Services, Administration for Community Living.

Additional components of the grant include the development of a guardianship-specific module in the court system's case management system and the creation of standard motion and order templates commonly used in guardianship cases.

The initiative aims to modernize and enhance guardianship proceedings in New York State.

Partners in this endeavor include Project Guardianship and JASA.

"Cases involving guardianship of persons who are unable to care for their personal needs or property are very serious matters," said Zayas. "While guardianships should be considered a last resort, they are, in certain circumstances, necessary to protect vulnerable New Yorkers from financial exploitation or other abuse."

"The new website is an excellent resource, providing critical information and tools for appointed guardians, other court users, and the public at large, bringing greater understanding to this complex issue," Zayas added.



The Unified Court System's new Guardianship Resource Webpage provides information and tools for navigating the guardianship process in New York, including videos, a glossary and links to essential resources.

Screenshot courtesy of Unified Court System

St. George, in a statement, highlighted the user-friendly nature of the site, which includes links to various resources. He noted that the site is designed to help family, friends and caregivers navigate the guardianship process and explore social services options and alternatives to guardianship.

Deputy Chief Administrative Judge Edwina Richardson, who oversees the Office for Justice Initiatives and this grant project, said that "making our courts more approachable for New Yorkers is at the heart of what it means to promote access to justice, and this wonderful project has done just that."

"I am grateful to the many judges, non-judicial personnel, and guardianship professionals that have lent their time and expertise to get to this point," she said.

Kimberly George, the president and CEO of Project Guardianship, expressed enthusiasm for the new resource, noting that New Yorkers have long needed a place to get clear yet detailed information on Article 81 guardianship.

Donna Dougherty, JASA's senior director of legal services for elder justice, added that the new website is an important step towards advancing equal justice for New Yorkers.

Deputy Chief Administrative Judge for New York City Courts Deborah Kaplan, who chairs the New York State Judicial Committee on Elder Justice, praised the new website.

She noted that with a growing number of older New Yorkers, the need for guardianships is likely to increase.

Guardianship grants a person or organization the legal authority to make decisions for someone unable to do so due to serious illness, disability, or other conditions.

In New York, there are three types of guardianship: Article 81 for incapacitated adults, which tailors the guardian's powers to the person's needs; Article 17-A for adults with intellectual or developmental disabilities, granting broader decision-making powers; and guardianship of a child, for cases where parents cannot care for the child.

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Jen Hopewell,
 Assistant to the Publisher
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COVID emergency food distributor overbilled city by millions, comptroller finds

By Katie Honan
THE CITY

A food distribution company tasked with providing food to needy New Yorkers during the pandemic overbilled and overcharged the city by more than \$9 million, according to an audit released Wednesday by the comptroller's office.

Driscoll Foods, also known as Metropolitan Foods, first contracted with the Department of Social Services in July 2020 on an emergency basis to spend around \$45 million a year providing fresh produce and other food to thousands of New Yorkers who needed assistance.

The company worked to distribute food through June 2022 and was paid more than \$90 million — but it ended up shortchanging the city by millions, according to Comptroller Brad Lander.

"This funding was for New Yorkers who urgently needed food to survive during the pandemic — not for Driscoll to pad their profits," Lander said in a statement, saying Driscoll should pay back the money they owe the city to continue working with other agencies.

"If they want to keep the City's business, they need to pay back what they overcharged during the pandemic."

The pandemic-era food program, funded through federal COVID relief dollars, delivered more than 2.67 million cases of food through more than 400 emergency feeding programs.

Lander's audit found the program was generally successful — but that DSS's financial oversight of Driscoll, a large company, lacked proper oversight and resulted in a net \$9.39 million in overbilled and overcharged payments.

Of the millions overpaid, DSS disallowed \$2.35 million but still paid out \$6.44 million that exceeded the budget, the audit found. That includes \$3.39 million of excess bills for staff, \$1.09 million in excess bills for warehousing and storage, and \$1.96 million extra just for profit.

The city made an additional \$2.95 million in other overpayments, including \$214,978 for food and \$780,110 on delivery, as well as \$811,194 in miscalculated administrative fees.

The overpayment happened as Driscoll underperformed on food items by \$3.9 million, the report found.



People dealing with food insecurity received fresh produce and bread at the Woodbine community space in Ridgewood, March 23, 2022. Credit: Ben Fractenberg/THE CITY

Driscoll Foods did not respond to a phone call and email seeking comment.

A spokesperson for the Department of Social Services said the agency made sure Driscoll Foods procured, stored, and delivered millions of cases of food.

"Unfortunately, while Driscoll successfully distributed quality food to providers — 90% of those surveyed by the Comptroller offered positive comments about Driscoll's performance and the P-FRED program — it appears they failed to

fully comply with certain contractual obligations which resulted in their overbilling of DSS," the spokesperson said in a statement.

The comptroller's office made multiple recommendations as a result of the audit, including suggesting DSS claw back more than \$6.9 million from Driscoll, action DSS has agreed to pursue.

Lander expressed concern over Driscoll's continued contracts with the city. In the current 2024 fiscal year, which ends June 30, and in FY 2023, five other city agencies including the Department of Education and the Administration for Children Services paid out \$141 million to the company.

He is recommending every city agency go over these contracts.

The emergency food program was launched by then-Mayor Bill de Blasio during the pandemic to distribute food to pantries and other sites, tapping into federal relief money.

Soup kitchen and food pantry volunteers said in 2022, as the program wound down, that most

of their fresh fruit and vegetables came from the emergency program.

Alexander Rapoport, executive director of the Kasher soup kitchen Masbia, told THE CITY Tuesday that most of the people they served through the program were immigrants who couldn't tap into enhanced food stamps supplements.

He said anyone contracting with the city should be reviewed, but that the program "was a blessing for customers." The produce was the best he'd ever received, he said.

"I have good memories of those trucks coming with beautiful fruits and vegetables that really helped the immigrant community during COVID," he said.

"For us it was definitely a program that was unprecedented with quality, the quality of the stuff that we got from there was the best and nothing replaced it since that program stopped."

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

QUEENS COUNTY BAR ASSOCIATION

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New York City Comptroller Brad Lander.

File photo by Ayman Siam/Office of NYC Comptroller



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Wall Street rallies to records after inflation slows

By Stan Choe
Associated Press

Hopes that inflation is finally heading back in the right direction swept through Wall Street Wednesday and ignited a record-setting rally for U.S. stocks.

The S&P 500 jumped 1.2% to top its prior high set a month and a half ago. The Nasdaq composite added 1.4% to its own record set a day earlier, and the Dow Jones Industrial Average gained 349 points, or 0.9%, to beat its all-time high set in March.

Relief came from the bond market, where Treasury yields eased to release some of the pressure on the stock market. The moves resulted from strengthening expectations among traders that the Federal Reserve may indeed cut its main interest rate this year.

Stocks that tend to benefit the most from lower interest rates helped lead the market. Homebuilders were strong on hopes that cuts by the Fed could lead to easier mortgage rates, with Lennar, D.R. Horton and PulteGroup all rallying more than 5%. Big Tech and other high-growth stocks also rode the wave of expectations for lower rates, and Nvidia's gain of 3.6% was the strongest force pushing the S&P 500 upward.

Real-estate stocks in the S&P 500 climbed 1.7%, while stocks of electricity companies and other utilities rose 1.4%. The dividends they pay look better to investors when bonds are paying less in interest.

The optimism came from a report showing U.S. consumers had to pay prices for gasoline, car insurance and everything else in April that were 3.4% higher overall than a year earlier. While that's painful, it's not as bad as March's inflation rate of 3.5%.

Perhaps more importantly, the slowdown was a relief after reports for the consumer price index, or CPI, earlier this year had consistently come in worse than expected. That string of disappointing data had washed out forecasts for the Federal Reserve to lower its main interest rate soon.

The federal funds rate is sitting at its highest level in more than two decades, and a cut would goose investment prices and remove some of the downward pressure on the economy.

"There was a lot lying on today's CPI print to prove that disinflation was simply delayed these last three months and not derailed," according to Alexandra Wilson-Elizondo, co-chief investment officer of the multi-asset solutions business in Goldman Sachs Asset Management.

A separate report showed no growth in spending at U.S. retailers in April from March.

It was a weaker showing than the 0.4% growth economists expected.

Slowing growth in retail sales could be seen as a positive for markets, because it could reduce the upward pressure on inflation. But a stalling out also raises worries about cracks forming in U.S. consumer spending, which has been one of the main pillars keeping the economy out of a recession. Pressure has grown particularly high on lower-income households.

"Hopefully the consumer isn't running out of steam, but with pandemic savings spent, rising delinquencies, slower wage growth, and now flat retail sales, a more abrupt slowing of the economy can't be ruled out," said Brian Jacobson, chief economist at Annex Wealth Management.

That could threaten one of the main hopes that's rallied the U.S. stock market toward its records: The Federal Reserve can pull off the balancing act of slowing the economy enough through high interest rates to stamp out high inflation but not so much that it causes a bad recession.

A separate discouraging report released in the morning, meanwhile, said manufacturing in New York state is contracting more than expected.

On Wall Street, Petco Health + Wellness helped lead the market after soaring 27.9%. It named Glenn Murphy, who is CEO of investment firm FIS Holdings, as its executive chairman.

On the losing end were GameStop and AMC Entertainment, as momentum reversed following their jaw-dropping starts to the week. GameStop fell 18.9%, though it's still up 126.5% for the week so far.

AMC Entertainment sank 20% after it said it will issue nearly 23.3 million shares of its stock to wipe out \$163.9 million in debt.

All told, the S&P 500 rose 61.47 points to 5,308.15. The Dow added 349.89 to 39,908.00, and the Nasdaq jumped 231.21 to 16,742.39.

In the bond market, the yield on the 10-year Treasury eased to 4.34% from 4.45% late Tuesday. The two-year yield, which moves more closely with expectation for Fed action, sank to 4.72% from 4.82%.

Traders are now forecasting a nearly 95% probability that the Fed cuts its main interest rate at least once this year, according to data from CME Group. That's up from just below 90% a day before.

In stock markets abroad, Shanghai's fell 0.8% after China's central bank left a key lending rate unchanged. Indexes were mixed elsewhere in Asia and modestly higher in Europe.

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#216930

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR AMERICAN HOME MORTGAGE INVESTMENT TRUST 2005-4A -AGAINST- JANICE M. HARTY, AS HEIR AND DISTRIBUTE OF THE ESTATE OF LORRAINE MURRAY, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON AUGUST 7, 2023, WHEREIN U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR AMERICAN HOME MORTGAGE INVESTMENT TRUST 2005-4A IS THE PLAINTIFF AND JANICE M. HARTY, AS HEIR AND DISTRIBUTE OF THE ESTATE OF LORRAINE MURRAY, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION RAIN OR SHINE ON THE COURTHOUSE STEPS OF THE QUEENS COUNTY COURTHOUSE, 88-11 SUTPHIN BLVD., JAMAICA, NY 11435, ON JUNE 7, 2024 AT 12:30PM, PREMISES KNOWN AS 14564 9TH AVENUE, WHITESTONE, NY 11357; AND THE FOLLOWING TAX MAP IDENTIFICATION: 4458-29. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 701625/2017. GARY DILEONARDO, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES. #217228

NOTICE OF SALE

SUPREME COURT QUEENS COUNTY U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST VCC 2020-MC1, PLAINTIFF AGAINST ABDUL JOHIL, ET AL DEFENDANT(S) ATTORNEY FOR PLAINTIFF(S) MCMICHAEL TAYLOR GRAY, LLC, 28 CORPORATE DRIVE, SUITE 104, HALFMOON, NY 12065. PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE ENTERED APRIL 10, 2024, I WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT STEPS OF QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JUNE 14, 2024 AT 12:45 PM. PREMISES KNOWN AS 132-11 78TH STREET, OZONE PARK, NY 11417. BLOCK 11341 LOT 38. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH OF QUEENS, COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. APPROXIMATE AMOUNT OF JUDGMENT IS \$570,916.30 PLUS INTEREST, FEES, AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO 707901/2022. THE FORECLOSURE SALE WILL BE CONDUCTED IN ACCORDANCE WITH 11TH JUDICIAL DISTRICT'S COVID-19 POLICIES AND FORECLOSURE AUCTION RULES. THE REFEREE SHALL ENFORCE ANY RULES IN PLACE REGARDING FACIAL COVERINGS AND SOCIAL DISTANCING. REFEREE WILL ONLY ACCEPT A CERTIFIED BANK CHECK MADE PAYABLE TO THE REFEREE. TANYA HOBSON-WILLIAMS, ESQ., REFEREE FILE # 23-000879-01 #217616

NOTICE OF SALE

N PURSUANCE AND BY VIRTUE OF A JUDGMENT OF FORECLOSURE AND SALE DULY GRANTED AND ENTERED IN AND ACTION ENTITLED PCN LLC V. MARY ANN DELACRUZ, ET AL., BEARING INDEX NO. 10361/2013 BEFORE THE SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF QUEENS, IAS PART 37, JUSTICE LOURDES M. VENTURA, ON OR ABOUT MAY 15, 2023, I, THE REFEREE, DULY APPOINTED IN THIS ACTION FOR SUCH PURPOSE, WILL EXPOSE FOR SALE AND

SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER ON JUNE 14, 2024, AT 10:30 A.M., AT THE QUEENS COUNTY SUPREME COURT LOCATED AT 88-11 SUTPHIN BLVD., JAMAICA, NEW YORK 11435, THE MORTGAGED PREMISES DESIGNATED AS BLOCK 9419, LOT 56, IN THE CITY OF NEW YORK, COUNTY AND BOROUGH OF QUEENS, STATE OF NEW YORK AND KNOWN AS 101-13 101ST STREET, OZONE PARK, NEW YORK 11416, DIRECTED IN AND BY SAID JUDGMENT TO BE SOLD THE APPROXIMATE AMOUNT OF THE JUDGMENT IS \$884,852.13 PLUS INTEREST AND OTHER CHARGES, AND THE PROPERTY IS BEING SOLD SUBJECT TO THE TERMS AND CONDITIONS STATED IN THE JUDGMENT, ANY PRIOR ENCUMBRANCES AND THE TERMS OF SALE WHICH SHALL BE AVAILABLE AT THE TIME OF SALE. DATED: MAY 16, 2024 NEW YORK, NEW YORK CHRISTINA CLINE, ESQ. REFEREE 4502 BROADWAY ASTORIA, NEW YORK 11103 (929) 328-0138 DAVID P. STICH, ESQ. ATTORNEY FOR PLAINTIFF 521 FIFTH AVENUE, 17TH FLOOR NEW YORK, NEW YORK 10175 (646) 554-4421 #217425

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS THE BANK OF NEW YORK MELLON CORPORATION, AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR6, PLAINTIFF AGAINST NARASH RAMTAHAL; PRANDAI RAMTAHAL; ET AL. DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED MAY 8, 2019 I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE STEPS OF QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JUNE 14, 2024 AT 12:30PM, PREMISES KNOWN AS 104-28 94TH AVENUE, RICHMOND HILL, NY 11416. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NY, BLOCK 9385 LOT 9. APPROXIMATE AMOUNT OF JUDGMENT \$1,258,530.75 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX# 707356/2014. THE AUCTION WILL BE CONDUCTED PURSUANT TO THE COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTY ESTABLISHED BY THE 11TH JUDICIAL DISTRICT. MARTHA TAYLOR, ESQ., REFEREE LOGS LEGAL GROUP LLP F/K/A SHAPIRO, DICARO & BARAK, LLC ATTORNEY(S) FOR THE PLAINTIFF 175 MILE CROSSING BOULEVARD ROCHESTER, NEW YORK 14624 (877) 430-4792 DATED: APRIL 26, 2024 #217614

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-QA3, -AGAINST- HUMBERTO A. GONZALES, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON JUNE 12, 2023, WHEREIN DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-QA3 IS THE PLAINTIFF AND HUMBERTO A. GONZALES, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION RAIN OR SHINE ON THE COURTHOUSE STEPS OF THE QUEENS COUNTY COURTHOUSE, 88-11 SUTPHIN BLVD., JAMAICA, NY 11435, ON JUNE 7, 2024 AT 12:30PM, PREMISES KNOWN AS 18-28 121ST ST, COLLEGE POINT, NY 11356; AND THE FOLLOWING TAX MAP IDENTIFICATION: 4082-31. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 705647/2015. MICHAEL F. MON-

GELLI, II, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES. #217151

NOTICE OF SALE

SUPREME COURT QUEENS COUNTY U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2007-1, PLAINTIFF AGAINST MOHAMMAD TAGIN A/K/A MOHAMMAD TAJIN, ET AL DEFENDANT(S) ATTORNEY FOR PLAINTIFF(S) MCCALLA RAYMER LEIBERT PIERCE, LLC, 420 LEXINGTON AVENUE, SUITE 840, NEW YORK, NY 10170. PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE ENTERED MARCH 15, 2024, I WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT STEPS OF QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JUNE 14, 2024 AT 10:45 AM. PREMISES KNOWN AS 32-28 UTOPIA PARKWAY, FLUSHING, NY 11358. BLOCK 4937 LOT 17. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. APPROXIMATE AMOUNT OF JUDGMENT IS \$1,128,276.65 PLUS INTEREST, FEES, AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO 710441/2017. THE FORECLOSURE SALE WILL BE CONDUCTED IN ACCORDANCE WITH 11TH JUDICIAL DISTRICT'S COVID-19 POLICIES AND FORECLOSURE AUCTION RULES. THE REFEREE SHALL ENFORCE ANY RULES IN PLACE REGARDING FACIAL COVERINGS AND SOCIAL DISTANCING. REFEREE WILL ONLY ACCEPT A CERTIFIED BANK CHECK MADE PAYABLE TO THE REFEREE. FOR SALE INFORMATION, PLEASE CONTACT XOME AT WWW.XOME.COM OR CALL (844)400-9633. FEARONCE LALANDE, ESQ., REFEREE FILE # 21-06956NY #217615



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NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, -AGAINST- SHELLEY ENNETT AS HEIR AT LAW, NEXT OF KIN AND DISTRIBUTE OF THE ESTATE OF VIVIAN O. WATSON A/K/A VIVIAN WATSON, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON SEPTEMBER 20, 2023, WHEREIN BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST IS THE PLAINTIFF AND SHELLEY ENNETT AS HEIR AT LAW, NEXT OF KIN AND DISTRIBUTE OF THE ESTATE OF VIVIAN O. WATSON A/K/A VIVIAN WATSON, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION RAIN OR SHINE ON THE COURTHOUSE STEPS OF THE QUEENS COUNTY COURTHOUSE, 88-11 SUTPHIN BLVD., JAMAICA, NY 11435, ON JUNE 7, 2024 AT 12:45PM, PREMISES KNOWN AS 119 43 200TH STREET, SAINT ALBANS, NY 11412; AND THE FOLLOWING TAX MAP IDENTIFICATION: 12656-35. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 700389/2022. ERIC D. SUBIN, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#217227

NOTICE OF SALE

SUPREME COURT QUEENS COUNTY WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF STARWOOD MORTGAGE RESIDENTIAL TRUST 2020-2, PLAINTIFF AGAINST IZZIE SOBOL, ET AL DEFENDANT(S) ATTORNEY FOR PLAINTIFF(S) FEIN, SUCH & CRANE, LLP, 28 EAST MAIN STREET, SUITE 1800, ROCHESTER, NY 14614. PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE ENTERED AUGUST 4, 2023, I WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT STEPS OF QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON MAY 24, 2024 AT 11:00 AM. PREMISES KNOWN AS 137-62 70TH ROAD, FLUSHING, NY 11367. BLOCK 6597 LOT 62. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE THIRD WARD OF THE BOROUGH OF QUEENS, COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. APPROXIMATE AMOUNT OF JUDGMENT IS \$681,503.24 PLUS INTEREST, FEES, AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO 721397/2022. THE FORECLOSURE SALE WILL BE CONDUCTED IN ACCORDANCE WITH 11TH JUDICIAL DISTRICT'S COVID-19 POLICIES AND FORECLOSURE AUCTION RULES. THE REFEREE SHALL ENFORCE ANY RULES IN PLACE REGARDING FACIAL COVERINGS AND SOCIAL DISTANCING. REFEREE WILL ONLY ACCEPT A CERTIFIED BANK CHECK MADE PAYABLE TO THE REFEREE. RODNEY R. AUSTIN, ESQ., REFEREE FILE # SPSNC787

#216932

NOTICE OF SALE

SUPREME COURT QUEENS COUNTY RESIDENTIAL MORTGAGE LOAN TRUST 2013-TT2, BY U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE, PLAINTIFF AGAINST DANTE ANELLO, ET AL DEFENDANT(S) ATTORNEY FOR PLAINTIFF(S) KNUCKLES & MANFRO, LLP, 120 WHITE PLAINS ROAD, SUITE 215, TARRYTOWN, NY 10591. PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE ENTERED JANU-

ARY 27, 2020, I WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT STEPS OF QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON MAY 24, 2024 AT 10:15 AM. PREMISES KNOWN AS 151-35 84 STREET, UNIT 4-D, HOWARD BEACH, NY 11414. BLOCK 11431 LOT 4404. THE UNIT BEING PART OF A CONDOMINIUM IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. APPROXIMATE AMOUNT OF JUDGMENT IS \$433,980.21 PLUS INTEREST, FEES, AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO 704025/2021 F/K/A 15956/2008. THE FORECLOSURE SALE WILL BE CONDUCTED IN ACCORDANCE WITH 11TH JUDICIAL DISTRICT'S COVID-19 POLICIES AND FORECLOSURE AUCTION RULES. THE REFEREE SHALL ENFORCE ANY RULES IN PLACE REGARDING FACIAL COVERINGS AND SOCIAL DISTANCING. REFEREE WILL ONLY ACCEPT A CERTIFIED BANK CHECK MADE PAYABLE TO THE REFEREE. LAWRENCE M. LITWACK, ESQ., REFEREE FILE # 2600-000008

#216943

NOTICE OF SALE

SUPREME COURT QUEENS COUNTY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2019-RP1, PLAINTIFF AGAINST INDIRA DULLIESINGH, ET AL DEFENDANT(S) ATTORNEY FOR PLAINTIFF(S) FEIN, SUCH & CRANE, LLP, 28 EAST MAIN STREET, SUITE 1800, ROCHESTER, NY 14614. PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE ENTERED NOVEMBER 9, 2022, I WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT STEPS OF QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON MAY 24, 2024 AT 10:45 AM. PREMISES KNOWN AS 103-14 117TH STREET, RICHMOND HILL, NY 11419. BLOCK 9554 LOT 12. 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. APPROXIMATE AMOUNT OF JUDGMENT IS \$654,286.80 PLUS INTEREST, FEES, AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO 713922/2020. THE FORECLOSURE SALE WILL BE CONDUCTED IN ACCORDANCE WITH 11TH JUDICIAL DISTRICT'S COVID-19 POLICIES AND FORECLOSURE AUCTION RULES. THE REFEREE SHALL ENFORCE ANY RULES IN PLACE REGARDING FACIAL COVERINGS AND SOCIAL DISTANCING. REFEREE WILL ONLY ACCEPT A CERTIFIED BANK CHECK MADE PAYABLE TO THE REFEREE. MICHAEL A. CERVINI, ESQ., REFEREE FILE # AYSNC248

#216933

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, -AGAINST- DARNELL SHEPARD, AS HEIR AND DISTRIBUTE OF THE ESTATE OF EUGENE SHEPARD, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON APRIL 11, 2024, WHEREIN CIT BANK, N.A. IS THE PLAINTIFF AND DARNELL SHEPARD, AS HEIR AND DISTRIBUTE OF THE ESTATE OF EUGENE SHEPARD, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION RAIN OR SHINE ON THE COURTHOUSE STEPS OF THE QUEENS COUNTY COURTHOUSE, 88-11 SUTPHIN BLVD., JAMAICA, NY 11435, ON MAY 31, 2024 AT 12:00PM, PREMISES KNOWN AS 174-48 128TH AVENUE, SPRINGFIELD GARDENS, NY 11434; AND THE FOLLOWING TAX MAP IDENTIFICATION: 12524-49. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 711808/2015. JOSEPH F. DEFELICE, ESQ. - REFEREE.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#216943

NOTICE OF SALE

SUPREME COURT QUEENS COUNTY U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST, PLAINTIFF AGAINST UNKNOWN HEIRS OF THE ESTATE OF WILLIAM E. LEE, ET AL DEFENDANT(S) ATTORNEY FOR PLAINTIFF(S) STERN & EISENBERG, P.C., 20 COMMERCE DRIVE, SUITE 230, CRANFORD, NJ 07016 AND 1131 ROUTE 55, SUITE 1, LAGRANGEVILLE, NY 12540. PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE ENTERED APRIL 11, 2024, I WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT STEPS OF QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JUNE 14, 2024 AT 11:45 AM. PREMISES KNOWN AS 111-40 148TH STREET, JAMAICA, NY 11435. BLOCK 11964 LOT 223. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE FOURTH WARD OF THE BOROUGH OF QUEENS, CITY OF NEW YORK, COUNTY OF QUEENS AND STATE OF NEW YORK. APPROXIMATE AMOUNT OF JUDGMENT IS \$584,253.84 PLUS INTEREST, FEES, AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO 716915/2021. FOR SALE INFORMATION, PLEASE VISIT WWW.AUCTION.COM OR CALL (800) 280-2832. DURING THE COVID-19 HEALTH EMERGENCY, BIDDERS ARE REQUIRED TO COMPLY WITH ALL GOVERNMENTAL HEALTH REQUIREMENTS IN EFFECT AT THE TIME OF THE SALE INCLUDING BUT NOT LIMITED TO WEARING FACE COVERINGS AND MAINTAINING SOCIAL DISTANCING (AT LEAST 6-FEET APART) DURING THE AUCTION, WHILE TENDERING DEPOSIT AND AT ANY SUBSEQUENT CLOSING. SHOULD A BIDDER FAIL TO COMPLY, THE REFEREE MAY REFUSE TO ACCEPT ANY BID, CANCEL THE CLOSING AND HOLD THE BIDDER IN DEFAULT. BIDDERS ARE ALSO REQUIRED TO COMPLY WITH THE FORECLOSURE AUCTION RULES AND COVID-19 HEALTH EMERGENCY RULES ISSUED BY THE SUPREME COURT OF THIS COUNTY IN ADDITION TO THE CONDITIONS SET FORTH IN THE TERMS OF SALE. AUSTIN ISIUWA IDEHEN, ESQ., REFEREE FILE # NY201900000475-1

#217617

NOTICE OF SALE

SUPREME COURT: QUEENS COUNTY. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWALT, INC., ALTERATIVE LOAN TRUST 2005-77T1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-77T1. VS. WILSON CARRION, ET AL, DEFTS. INDEX #726270/2022. PURSUANT TO JUDGMENT OF FORECLOSURE AND SALE ENTERED APRIL 10, 2024, I WILL SELL AT PUBLIC AUCTION ON THE FRONT STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD., JAMAICA, NY ON JUNE 7, 2024 AT 12:15 P.M. PREMISES K/A 32-32 78TH STREET, JACKSON HEIGHTS, NY 11370. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN SECOND WARD THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 1173, LOT 17. APPROXIMATE AMOUNT OF JUDGMENT IS \$967,820.81 PLUS COSTS AND INTEREST. SOLD SUBJECT TO TERMS AND CONDITIONS OF FILED JUDGMENT AND TERMS OF SALE. DANIEL NDUKWE AGWU, REFEREE. PINCUS LAW GROUP, PLLC, ATTYS. FOR PLTF, 425 RXR PLAZA, UNIONDALE, NY 11556. FILE NO. 07152022.52526 - #101362

#216960

NOTICE OF SALE

SUPREME COURT: QUEENS COUNTY. PARTNERS FOR PAYMENT RELIEF DE IV, LLC, PLTF. VS., KERMIT GARY,

ET AL, DEFTS. INDEX #721109/2019. PURSUANT TO JUDGMENT OF FORECLOSURE AND SALE ENTERED JUNE 1, 2023, I WILL SELL AT PUBLIC AUCTION ON THE FRONT STEPS OF THE QUEENS COUNTY COURTHOUSE, 88-11 SUTPHIN BLVD., JAMAICA, NY ON JUNE 7, 2024 AT 12:30 P.M., PREM. K/A 111-32 FRANCIS LEWIS BLVD., QUEENS VILLAGE, NY A/K/A BLOCK 10964, LOT 110. APPROX. AMT. OF JUDGMENT IS \$18,156.61 PLUS COSTS AND INTEREST. SOLD SUBJECT TO TERMS AND CONDITIONS OF FILED JUDGMENT AND TERMS OF SALE. STEPHANIE GOLDSTONE, REFEREE. MARGOLIN, WEINREB & NIERER, LLP, ATTYS. FOR PLTF, 165 EILEEN WAY, STE. 101, SYOSSET, NY. #101370

#217101

NOTICE OF SALE OF COOPERATIVE APARTMENT SECURITY

BY VIRTUE OF A DEFAULT PLEASE TAKE NOTICE: BY VIRTUE OF A DEFAULT UNDER A SECURITY AGREEMENT DATED AUGUST 09, 2005 EXECUTED BY MARC HENRI GATEAU AND TAMARA PARISIEN ("DEBTOR"), IN FAVOR OF NEWREZ LLC F/K/A NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING ("SECURED PARTY"), SAID SECURED PARTY, BY AUCTIONEER(S): JOHN WILLIAM O'KEEFE, TERENCE GEE, RICHARD J. CANTWELL OR STEPHAN G. MARCELIN, WILL CONDUCT A PUBLIC SALE OF THE SECURITY CONSISTING OF 128 SHARES OF STOCK OF PARKWAY VILLAGE EQUITIES CORP. ("CORPORATION"), AND ALL RIGHT, TITLE, AND INTEREST IN AND TO A PROPRIETARY LEASE BETWEEN SAID CORPORATION AND DEBTOR FOR THE APARTMENT KNOWN AS 144-14 UNION TURNPIKE, UNIT 2B, FLUSHING, NY 11367, TOGETHER WITH ALL FIXTURES AND ARTICLES OF PERSONAL PROPERTY NOW OR HEREAFTER AFFIXED TO OR USED IN CONNECTION WITH SAID APARTMENT ON JUNE 7, 2024 AT 9:30 AM ON THE STEPS OF QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435, IN SATISFACTION OF AN INDEBTEDNESS IN THE UNPAID PRINCIPAL AMOUNT OF \$133,789.54, PLUS INTEREST, LATE FEES, ATTORNEY FEES, UNPAID MAINTENANCE, AND ALL OTHER ADVANCED CHARGES. THE APARTMENT IS SOLD "AS IS" AND POSSESSION TO BE OBTAINED BY THE PURCHASER. SAID SALE IS SUBJECT TO RESIDENCE REQUIREMENTS OF THE CORPORATION, PAYMENT OF ALL SUMS DUE, IF ANY, TO PARKWAY VILLAGE EQUITIES CORP., AND THE CONSENT IF NECESSARY, OF SAID CORPORATION; ANY EXISTING TENANCY; PAYMENT OF ALL EXPENSES AND FEES OF THE SECURED PARTY WITH RESPECT THERETO; TERMS OF SALE AND AUCTIONEER'S FEES; FLIP-TAX; STATE, CITY, AND COUNTY TRANSFER TAX. THE SECURED PARTY RESERVES THE RIGHT TO BID. TERMS: AN OFFICIAL BANK OR CERTIFIED CHECK MADE PAYABLE TO STERN & EISENBERG, P.C., AS ATTORNEYS FOR THE SECURED PARTY FOR TEN (10%) PERCENT OF PRICE BID. NO CASH ACCEPTED. BALANCE SHALL BE DUE WITHIN THIRTY (30) DAYS. ATTORNEYS FOR SECURED PARTY: STERN & EISENBERG, P.C. 20 COMMERCE DRIVE, SUITE 230, CRANFORD, NJ 07016, AND 1131 ROUTE 55, SUITE 1, LAGRANGEVILLE, NY 12540 P. 516-630-0288 F. 732-726-8719 DATED: MAY 2, 2024 FIRM FILE NO. NY202200000281-2

#217613

SUMMONS

SUPREME COURT OF THE STATE OF NEW YORK - COUNTY OF QUEENS INDEX # 723641/2023 FILED: 11/08/2023 SUMMONS PLAINTIFF DESIGNATES QUEENS COUNTY AS THE PLACE OF TRIAL BASED ON THE LOCATION OF THE MORTGAGED PREMISES IN THIS ACTION. PLAINTIFF'S PRINCIPAL PLACE OF BUSINESS IS 4425 PONCE DE LEON BLVD., MS 5-251, CORAL GABLES, FLORIDA 33146. LAKEVIEW LOAN SERVICING, LLC, PLAINTIFF, AGAINST LISA CHARLES A/K/A LISA BELL AS HEIR AT LAW AND NEXT OF KIN TO OSWALD CHARLES JR. A/K/A OSWALD CHARLES A/K/A OSWALD REGINALD CHARLES JR.; JOHN DOE AND JANE DOE 1 THROUGH 50, INTENDING TO BE THE UNKNOWN HEIRS, DISTRIBUTEES, DEVISEES, GRANTEES, TRUSTEES, LIENORS, CREDITORS, AND ASSIGNEES OF THE ESTATE OF OSWALD CHARLES

JR. A/K/A OSWALD CHARLES A/K/A OSWALD REGINALD CHARLES JR., WHO WAS BORN IN 1970 AND DIED ON AUGUST 17, 2020, A RESIDENT OF ORLEANS COUNTY, WHOSE LAST KNOWN ADDRESS WAS 110-28 199TH STREET, SAINT ALBANS, NEW YORK 11412, THEIR SUCCESSORS IN INTEREST IF ANY OF THE AFORESAID DEFENDANTS BE DECEASED, THEIR RESPECTIVE HEIRS AT LAW, NEXT OF KIN, AND SUCCESSORS IN INTEREST OF THE AFORESAID CLASSES OF PERSON, IF THEY OR ANY OF THEM BE DEAD, AND THEIR RESPECTIVE HUSBANDS, WIVES OR WIDOWS, IF ANY, ALL OF WHOM AND WHOSE NAMES AND PLACES, ARE UNKNOWN TO PLAINTIFF; LUX II RESIDENTIAL SOLAR; NEW YORK CITY TRANSIT ADJUDICATION BUREAU; NEW YORK CITY PARKING VIOLATIONS BUREAU; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA O/B/O INTERNAL REVENUE SERVICE; "JOHN DOE #1" TO "JOHN DOE #10," THE LAST 10 NAMES BEING FICTITIOUS AND UNKNOWN TO PLAINTIFF, THE PERSONS OR PARTIES INTENDING BEING THE PERSONS OR PARTIES, IF ANY, HAVING OR CLAIMING AN INTEREST IN OR LIEN UPON THE MORTGAGED PREMISES DESCRIBED IN THE COMPLAINT, DEFENDANTS. TO THE ABOVE-NAMED DEFENDANTS: YOU ARE HEREBY SUMMONED TO ANSWER THE COMPLAINT IN THIS ACTION AND TO SERVE A COPY OF YOUR ANSWER, OR, IF THE COMPLAINT IS NOT SERVED WITH THIS SUMMONS, TO SERVE A NOTICE OF APPEARANCE, ON THE PLAINTIFF'S ATTORNEYS WITHIN TWENTY (20) DAYS AFTER THE SERVICE OF THIS SUMMONS, EXCLUSIVE OF THE DAY OF SERVICE (OR WITHIN THIRTY (30) DAYS AFTER THE SERVICE IS COMPLETE IF THIS SUMMONS IS NOT PERSONALLY DELIVERED TO YOU WITHIN THE STATE OF NEW YORK); AND IN CASE OF YOUR FAILURE TO APPEAR OR ANSWER, JUDGMENT WILL BE TAKEN AGAINST YOU BY DEFAULT FOR THE RELIEF DEMANDED IN THE COMPLAINT. 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 (LAKEVIEW LOAN SERVICING, LLC) AND FILING THE ANSWER WITH THE COURT. MCCABE, WEISBERG & CONWAY, LLC, ATTORNEYS FOR PLAINTIFF, ONE HUNTINGTON QUADRANGLE, SUITE 4N25, MELVILLE, NY 11747. (631) 812-

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Liberty Open with Comeback Win in D.C.

Jones helps New York rally from fourth-quarter deficit

By John Torenli, Sports Editor
Brooklyn Daily Eagle

Jonquel Jones began this regular season much the way she finished the play-offs last year.

New York's most consistent player during its first run to the WNBA Finals in over two decades last fall began 2024 with a bang.

Jones scored 25 points, drained four 3-pointers and grabbed eight rebounds as the Liberty used a fourth-quarter rally to beat the Washington Mystics, 85-80, Tuesday night in front of 4,200 fans at Entertainment & Sports Arena in the season opener for both teams.

"The word for tonight's game was grit," said Jones, who went 10-of-17 from the floor, handed out two assists and blocked a shot as New York overcame a 67-59 deficit over the final 10 minutes.

The 2021 WNBA Most Valuable Player as a member of the Connecticut Sun began the Liberty's late surge with a basket off an assist from All-Star point guard Sabrina Ionescu.

She drained a 24-footer moments later to shave the deficit to five points and converted a three-point play with 5:20 remain-



Forward Jonquel Jones and the Liberty overcame an eight-point, fourth-quarter deficit in Washington, D.C., on Tuesday night.

AP Photo by Terrance Williams

ing to give New York a 75-71 lead.

"We've been in those positions before. We're a veteran team," Jones noted, seven months removed from pacing New York in the postseason with 17.0 points and 11.6 rebounds per game.

"It wasn't gone our opportunity to play good basketball," she added.

Betnijah Laney-Hamilton helped the Liberty (1-0) hold off a push in the final minutes by the Mystics (0-1), scoring three times in the last four minutes before Iones-

cu's free throws with 15.1 ticks left on the clock sealed the win.

"(Betnijah) was like, 'At the end of the day, the only thing we can do is focus on the things that we can control,' Jones revealed. 'And help alter the outcome.'"

Laney-Hamilton finished with 20 points on 9-of-13 shooting, including a pair of hoops from beyond the arc.

"I think just knowing that it's a game of runs. But we stuck with it," she said of New York's comeback.

"Look (we) went to the fourth quarter and there was a long way to go. ... We've got to get down and get dirty," Brondello added.

Despite going 1-for-7 from long range, Ionescu amassed 15 points, eight assists and seven rebounds to go with a pair of blocked shots.

Reigning league MVP Breanna Stewart was held to eight points on 3-of-9 shooting, but grabbed eight boards to help New York to a 36-34 advantage on the glass.

Ariel Atkins finished with 20 points and Brittney Sykes added 14, including eight in a row during Washington's comeback bid in the fourth quarter.

But the Mystics, who were swept out of the opening round of the playoffs by the Liberty last year, were limited to 13 points in the final period.

"We mixed up some defense in that fourth quarter, which really gave us the victory today," Brondello said.

Finally back on the hardwood in a game that mattered for the first time since a Game 4 loss to defending back-to-back champion Las Vegas at Downtown's Barclays Center, Jones admitted the Liberty took a while to shake off their opening-night jitters.

"That's the beauty of team sports," she said. "You're able to go out with your teammates, and play with your sisters and lean on them."

Jones and her "sisters" won't have to wait long to get back in action.

They'll visit first overall pick Caitlin Clark and the Indiana Fever Thursday night at Gainbridge Fieldhouse.

Clark had 20 points and 10 turnovers in her WNBA debut at Connecticut on Tuesday as the Fever suffered a 92-71 loss.

Tip-off for Thursday's game is scheduled for 7 p.m.

GIVE ME LIBERTY: Free agent signee Kennedy Burke drained a big



New York coach Sandy Brondello watched her team struggle for three quarters before gritting out a tough win in our nation's capital.

AP Photo by Terrance Williams

3-pointer and added a free throw during New York's rally in the fourth. She finished with six points and two rebounds in eight minutes off the bench in her Liberty debut. "Kennedy has experience," Brondello said. "The moment didn't faze her. I was happy with all our bench. ... I thought they gave us really productive minutes." ... Laney-Hamilton addressed the Liberty's starting five meshing after spending a full season together in 2023. "Last season, it was new for all us," she noted. "We knew it was going to take an adjustment. ... Now, that we've had the offseason and everything, I just feel a lot more comfortable." ... After visiting the Fever on Thursday, New York will host its home opener against Indiana on Saturday afternoon at Barclays.



Betnijah Laney-Hamilton scored six of her 20 points down the stretch to help the Liberty to an Opening Night win over the Mystics.

AP Photo by Terrance Williams



Our World In Pictures

WEST BANK — Regarding misery, the Middle East just keeps on giving: Palestinian Fayrouz Safi cries while she takes the last look at the body of her son Aysar Safi, 20, at the family house during his funeral in the West Bank refugee camp of Jalazoun, north of Ramallah, Wednesday, May 15, 2024. Safi was killed during clashes with Israeli forces at the northern entrance of al-Bireh city, the Palestinian Ministry of Health said.

Photo: Nasser Nasser/AP



ANNAPOLIS — The passion of the plebes, a Naval tradition: Class of 2027 plebes climb during the Herndon Monument Climb at the U.S. Naval Academy, Wednesday, May 15, 2024, in Annapolis, MD. Freshmen, known as Plebes, participate in the climb to celebrate finishing their first year at the academy. The climb was completed in two hours, 19 minutes and 11 seconds.

Photo: Tom Brenner/AP



VATICAN — Oh no! Sacred beanie grabbed by the wind: Pope Francis tries to catch his cap as the wind blows it away while leaving after his weekly general audience in St. Peter's Square at The Vatican, Wednesday, May 15, 2024.

Photo: Alessandra Tarantino/AP



HONG KONG — With remarkable composure... A child is hoisted up as participants take part in the Piu Sik Parade at the Bun Festival in Cheung Chau Island in Hong Kong, Wednesday, May 15, 2024.

Photo: Chan Long Hei/AP



Our World In Pictures



RIO DE JANEIRO — The joy of dance, even in the favela: Youth perform a street dance style known as passinho for their social media accounts, in the Rocinha favela of Rio de Janeiro, Brazil, Wednesday, April 17, 2024. The passinho, or “little step,” created in the 2000s by kids in Rio’s favelas, was declared an “intangible cultural heritage” by state legislators, bringing recognition to a cultural expression born in the sprawling working-class neighborhoods. Photo: Silvia Izquierdo/AP



ROME — No visor, but plenty of advisors: Belarus’ Aryna Sabalenka serves the ball against Jelena Ostapenko of Latvia during their women’s quarterfinal match at the Italian Open tennis tournament at Rome’s Foro Italico, Wednesday, May 15, 2024. Photo: Antonietta Baldassarre/AP



MADRID — Bright colors on the biggest rope swing you’ve ever seen: Children wearing regional ‘Chulapa’ dresses play on a swing during the San Isidro festivities in Madrid, Spain, Wednesday, May 15, 2024. The festivities during the bank holiday are in honor of the patron saint of Madrid. Photo: Paul White/AP



ANAHEIM — ‘Nice to see you again, thanks for dropping in...’: St. Louis Cardinals’ Nolan Gorman, right, scores after Michael Siani hit into a fielder’s choice as Los Angeles Angels catcher Logan O’Hoppe dives after an errant throw to home during the second inning of a baseball game Tuesday, May 14, 2024, in Anaheim, CA. Photo: Mark J. Terrill/AP

Restorative justice funding could be cut by more than half as fiscal cliff nears

By Alex Zimmerman
Chalkbeat

Thanks to an infusion of federal pandemic relief money, city officials bolstered programs that encourage schools to talk through conflicts with students rather than resorting to suspensions.

Federal dollars now represent more than half of the city's budget for those restorative justice efforts, or about \$12 million — funding that is set to expire this summer. Mayor Eric Adams recently allocated more than half a billion dollars to save several other education programs that were financed with one-time federal money. Restorative justice was not included.

Restorative justice initiatives, which prioritize peer mediation and other forms of conflict resolution, have been a key alternative to more punitive forms of discipline, advocates say. If the funding evaporates, they worry schools will increasingly respond to student misbehavior by removing students from their classrooms.

Those programs allow “students to resolve conflicts on their own and it keeps them within the school community,” said Naphtali Moore, a staff attorney at the school justice project at Advocates for Children, a group that has pushed to find new sources of funding for programs that received one-time federal dollars. “You’re also building relationships as well.”

The possible budget cuts come at a precarious moment: Concerns about student behavior have intensified in the wake of the pandemic, and suspension rates are on the rise, returning to pre-pandemic levels last school year. Education Department officials have not released suspension data for the first half of this school year, despite a city law requiring they do so by the end of March and several requests from Chalkbeat for the statistics.

Schools Chancellor David Banks previously said he does not favor “zero tolerance” approaches to school discipline, but has also stressed that misbehavior must be met with consequences. In congressional testimony last week, he said that the city swiftly suspended 30 students who engaged in antisemitic incidents as some campuses grap-



Students at Harvest Collegiate High School participate in a restorative circle focusing on how they're feeling about upcoming report cards. Alex Zimmerman / Chalkbeat

pled with upheaval related to the Israel-Hamas war. The schools chief has faced pressure to address broader safety concerns on many campuses, as the number of weapons confiscated in schools surged in the wake of the pandemic.

Banks has not pursued formal discipline policy changes, but school leaders across the city received training this year that reinforced their discretion to suspend students, three principals said.

“The message was, ‘if you need to suspend students you can do that,’” said one Brooklyn high school principal who spoke on condition of anonymity for fear of reprisal. “The tone was kind of different. When we first came back from the pandemic, it was more, ‘focus on restorative justice.’”

Advocates fear that the city may retreat from restorative justice programs. Those efforts gained steam under former Mayor Bill de Blasio, who overhauled the city's discipline code and presided over a significant drop in suspensions. Some educators contend those reforms created more chaotic classrooms in some cases.

This is not the first time restorative justice programs have faced an uncertain future under Banks. City officials threatened to cut the program's funding in 2022 only to save it at the last minute. A group of student activists pushed the city earlier this year to dramatically increase funding for more holistic approaches to student misbehavior and mental health challenges, including restorative justice.

“Kids need more support than ever, but in terms of the funding, the support is less stable than it ought to be,” said Tala Manassah, deputy executive director of the Morningside Center for Teaching Social Responsibility, which partners with hundreds of city schools on restorative justice and social-emotional programs.

Uncertainty over funding can make it difficult to offer training earlier in the school year or over the summer when they are more likely to be effective, Manassah added. If the funding is added at the last second, that means training may not ramp up until later in the school year when “folks are already overwhelmed,” she said. “You don't want initiatives that seem like an add-on or more of a burden.”

Some Education Department staff are already bracing for cuts. “There will be less training, less opportunities for people to form teams and meet after school, less opportunity to pay students” to deliver restorative circles where school community members talk through conflicts, said one central office staff member familiar with the city's restorative justice programming who spoke on condition of anonymity.

An Education Department spokesperson did not answer questions about the city's plans for restorative justice funding.

Several advocates noted there's still time to push the city to find new money, as the city budget must be hashed out with the City Council and finalized by July 1.

“We do have two months to push the negotiations to replace the federal dollars,” said Andrea Ortiz, the membership and campaign director for the Dignity in Schools Campaign, an advocacy group. “The budget's not done.”

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

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The jurors in Trump's hush money trial are getting a front row seat to history — most of the time

By Colleen Long
Associated Press

A gag order. The House Speaker turning up outside court. Angry denouncements of the judge overseeing the case.

Some of the most explosive moments in Donald Trump's hush money trial have played out for most of the world to see — except for the people who are actually deciding his fate: the jury.

The 12-person panel is shown evidence and witness testimony so they can decide whether the former president is guilty of a scheme to buy up and bury seamy stories in an effort to illegally influence the 2016 presidential election. But it's a highly curated experience; jurors are not getting the full picture seen by those who follow along each day.

They don't even witness Trump enter or exit the courtroom. He's already there by the time they are brought into the room, and he stays until they are dismissed.

This is by design. Laws carefully govern how a criminal case is tried to ensure that a jury's decision on guilt or innocence isn't affected by fights over evidence or other legal sparring. It's routine to hold back a jury while trial lawyers argue with the judge about what can and can't be included for jurors to see during the trial. And attorneys often gather quietly at the judge's bench to talk about sensitive topics, out of their earshot.

Jurors, too, agree to a set of rules when they're chosen for a trial. They can't research the case. They must avoid all news about it. They also agree not to discuss the case outside of court and not talk about it among themselves until deliberations, when all the evidence has been presented and they're deciding whether the defendant should be convicted. If they break any of these rules, they could be kicked off the panel and replaced with an alternate juror, or a mistrial could be declared.

So if they're taking their civic duty seriously, the Trump jury has never heard the Republican presidential candidate criticize Judge Juan M. Merchan as "totally conflicted." They don't know that Trump has been threatened with jail time and fined \$10,000 for violating a gag order that bars him from talking about witnesses in the case, including the prosecution's star witness, Michael Cohen. They haven't watched Cohen's TikTok livestreams. They didn't see House Speaker Mike Johnson hold a press conference outside the courthouse this week, using his powerful position to show his party turning against the judicial sys-



In this courtroom sketch, defense attorney Susan Necheles, center, cross examines Stormy Daniels, far right, whose real name is Stephanie Clifford, as former President Donald Trump, left, looks on with Judge Juan Merchan presiding during Trump's trial in Manhattan criminal court, Tuesday, May 7, 2024, in New York.

Elizabeth Williams via AP

tem by declaring the Manhattan criminal trial illegitimate.

And they're unaware of the hours of legal wrangling over what witnesses can be called to testify, and what they can say when they're called.

Trump has pleaded not guilty to 34 counts of falsifying business records and denies any of the sexual encounters happened. Trump's attorneys, for example, last week asked the judge to declare a mistrial over testimony from a crucial witness, Stormy Daniels, who spoke in discomfiting detail for jurors over the alleged sexual encounter with Trump that prompted the hush money payment just weeks before the presidential election in 2016. Jurors saw Daniels on the witness stand for 7.5 hours over two days.

The panel got sent home early the day Daniels finished testifying. And then Trump's attorneys argued with the judge the case should be thrown out over her testimony. They took issue with Daniels' testimony describing a power dynamic between her and Trump, and the visceral reaction she had when she says she saw Trump sitting on the bed of his hotel suite stripped down to his boxers and T-shirt.

"That is so prejudicial and so incredible for a jury to hear," Trump's attorney Todd Blanche argued. He blamed prosecutors for asking questions that elicited intimate details of the alleged encounter.

Judge Merchan refused to throw out the case. Trump's attorneys also wanted to modify a

gag order that bars him from talking about witnesses in the case. "He needs an opportunity to respond to the American people," Blanche argued.

Judge Merchan denied that request too. And an appeals court on Tuesday upheld the gag order, finding that Trump wasn't claiming the restrictions infringed on his right to a fair trial. He was arguing that being prohibited from talking about the case could adversely impact his 2024 presidential campaign.

But Trump's lawyers have won some, too. Merchan said no to prosecutors' request to play jurors a 1999 CNN interview in which Trump discussed his familiarity with campaign finance laws. And just before court let out last Friday, Merchan told prosecutors they should inform Cohen "that the judge is asking him to refrain from making any more statements" outside court about the case or about Trump.

More routine actions are also decided outside of the watchful eyes of the jury. The judge and attorneys talk about scheduling and days off—including this Friday, when the Republican presidential nominee will be attending his son Barron's high school graduation. And they've talked about potential upcoming witnesses.

Merchan asked Trump's defense lawyer Blanche whether his client would testify. Blanche said: "No."

"No determination yet?" Merchan clarified, according to a transcript. "No," Blanche said.

Even before the jury was seated, Merchan made a litany of rulings on what could be brought into court, including that prosecutors could ask about the infamous "Access Hollywood" tape where Trump bragged about grabbing women's genitals without their permission, but they couldn't play the tape itself. He set strict ground rules for the defense's planned expert testimony on campaign finance law. And he denied three requests by Trump's lawyers to delay the trial.

Once all the evidence is presented and both sides rest, the judge will instruct the jury on how to begin deliberations. Only after the trial formally ends are they released from the rules, meaning they can read, watch or listen to whatever they like. And, for the first time since being sworn in, they can talk about a process no other American has ever experienced — sitting in judgment on a former president on trial for a crime.

Until then, they will be reminded by Merchan each day: "to please not talk either among yourselves or anyone else about anything related to the case."

And, the judge says: "Please continue to keep an open mind."



In this courtroom sketch, former President Donald Trump, center, gives Jeffrey McConney a fist bump and smile as he walks out of the courtroom after McConney finished his testimony at Manhattan criminal court, Monday, May 6, 2024, in New York.

Elizabeth Williams via AP

2ND DEPARTMENT/PUBLIC LEGAL NOTICES

SUMMONS

SUPREME COURT OF NEW YORK, QUEENS COUNTY. NEWREZ LLC D/B/A AS SHELLPOINT MORTGAGE SERVICING, PLAINTIFF, -AGAINST- OSCARA. PRIETO, AS ADMINISTRATOR OF THE ESTATE OF MAUREEN MULLANEY; STUART GLUICK, HEIR AND DISTRIBUTE OF THE ESTATE OF MAUREEN MULLANEY AND HEIR AND DISTRIBUTE OF THE ESTATE OF JAMES MULLANEY; HEIRS AND DISTRIBUTORS OF THE ESTATE OF MAUREEN MULLANEY; UNIFUND CCR LLC; NEW YORK CITY PARKING VIOLATIONS BUREAU; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; NEW YORK CITY TRANSIT ADJUDICATION BUREAU; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; LTNITED STATES OF AMERICA, "JOHN DOE #1" THROUGH "JOHN DOE #12," THE LAST TWELVE NAMES BEING FICTITIOUS AND UNKNOWN TO PLAINTIFF, THE PERSONS OR PARTIES INTENDED BEING THE TENANTS, OCCUPANTS, PERSONS OR CORPORATIONS, IF ANY, HAVING OR CLAIMING AN INTEREST IN OR LIEN UPON THE PREMISES, DESCRIBED IN THE COMPLAINT, DEFENDANTS INDEX NO. 711178/2023. PLAINTIFF DESIGNATES QUEENS COUNTY AS THE PLACE OF TRIAL SITUS OF THE REAL PROPERTY. MORTGAGED PREMISES: 57-44 57TH DRIVE MASPETH, NY 11378 TO THE ABOVE NAMED DEFENDANTS: YOU ARE HEREBY SUMMONED TO ANSWER THE COMPLAINT IN THE ABOVE CAPTIONED ACTION AND TO SERVE A COPY OF YOUR ANSWER ON THE PLAINTIFF'S ATTORNEY WITHIN TWENTY (20) DAYS AFTER THE SERVICE OF THIS SUMMONS, EXCLUSIVE OF THE DAY OF SERVICE, OR WITHIN THIRTY (30) DAYS AFTER COMPLETION OF SERVICE WHERE SERVICE IS MADE IN ANY OTHER MANNER THAN BY PERSONAL DELIVERY WITHIN THE STATE. THE UNITED STATES OF AMERICA, IF DESIGNATED AS A DEFENDANT IN THIS ACTION, MAY ANSWER OR APPEAR WITHIN SIXTY (60) DAYS OF SERVICE HEREOF. IN CASE OF YOUR FAILURE TO APPEAR OR ANSWER, JUDGMENT WILL BE TAKEN AGAINST YOU BY DEFAULT FOR THE RELIEF DEMANDED IN THE COMPLAINT. 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. PLEASE TAKE FURTHER NOTICE THAT ANY RIGHT YOU MAY HAVE PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT TO DISPUTE THE VALIDITY OR AMOUNT OF THE DEBT DOES NOT CHANGE THE TIME WITHIN WHICH YOU MUST ANSWER THIS SUMMONS AND COMPLAINT. YOU MUST FOLLOW THE INSTRUCTIONS CONTAINED IN THE SUMMONS EVEN IF YOU DIS-

PUTE THE VALIDITY OR AMOUNT OF THE DEBT. FRIEDMAN VARTOLO, LLP 1325 FRANKLIN AVENUE, SUITE 160 GARDEN CITY, NY 11530, ATTORNEYS FOR PLAINTIFF.

#217604

SUPPLEMENTAL SUMMONS

SUPREME COURT OF THE STATE OF NEW YORK INDEX NO. 707987/2023 COUNTY OF QUEENS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W3 PLAINTIFF, VS. OMAR C. BLAKE A/K/A OMAR CASSIUS BLAKE, INDIVIDUALLY AND AS HEIR AND DISTRIBUTE OF THE ESTATE OF CYNTHIA MENION LODGE; KEITH MENARD LODGE, AS HEIR AND DISTRIBUTE OF THE ESTATE OF CYNTHIA MENION LODGE; COURTNEY OPEL SUTHERLAND, AS HEIR AND DISTRIBUTE OF THE ESTATE OF CYNTHIA MENION LODGE; BASIL ANTHONY PEART, AS HEIR AND DISTRIBUTE OF THE ESTATE OF CYNTHIA MENION LODGE, IF LIVING, AND IF SHE/HE 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 THE FOLLOWING DESIGNATION, NAMELY: THE 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 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; MARVIN TOUSSAINT SMITH, AS HEIR AND DISTRIBUTE OF THE ESTATE OF CYNTHIA MENION LODGE, IF LIVING, AND IF SHE/HE 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 THE FOLLOWING DESIGNATION, NAMELY: THE 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 UN-

KNOWN TO PLAINTIFF; UNKNOWN HEIRS AND DISTRIBUTORS OF THE ESTATE OF CYNTHIA MENION LODGE, 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 THE FOLLOWING DESIGNATION, NAMELY: THE 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; NEW YORK CITY PARKING VIOLATIONS BUREAU; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; NEW YORK CITY TRANSIT ADJUDICATION BUREAU; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA; PEOPLE OF THE STATE OF NEW YORK; "JOHN DOE" (REFUSED NAME) AS JOHN DOE #1; "JOHN DOE" (REFUSED NAME) AS JOHN DOE #2; "JOHN DOE" (REFUSED NAME) AS JOHN DOE #3; "JOHN DOE" (REFUSED NAME) AS JOHN DOE #4; "JOHN DOE" (REFUSED NAME) AS JOHN DOE #5; "JOHN DOE #6" THROUGH "JOHN DOE #12," THE LAST TWELVE NAMES BEING FICTITIOUS AND UNKNOWN TO PLAINTIFF, THE PERSONS OR PARTIES INTENDED BEING THE TENANTS, OCCUPANTS, PERSONS OR CORPORATIONS, IF ANY, HAVING OR CLAIMING AN INTEREST IN OR LIEN UPON THE PREMISES, DESCRIBED IN THE COMPLAINT, DEFENDANTS. PLAINTIFF DESIGNATES QUEENS AS THE PLACE OF TRIAL SITUS OF THE REAL PROPERTY. MORTGAGED PREMISES: 131-09 224TH STREET, LAURELTON, NY 11413 BLOCK: 12934, LOT: 136 TO THE ABOVE NAMED DEFENDANTS YOU ARE HEREBY SUMMONED TO ANSWER THE COMPLAINT IN THE ABOVE ENTITLED ACTION AND TO SERVE A COPY OF YOUR ANSWER ON THE PLAINTIFF'S ATTORNEY WITHIN TWENTY (20) DAYS OF THE SERVICE OF THIS SUMMONS, EXCLUSIVE OF THE DAY OF SERVICE, OR WITHIN THIRTY (30) DAYS AFTER SERVICE OF THE SAME IS COMPLETE WHERE SERVICE IS MADE IN ANY MANNER OTHER THAN BY PERSONAL DELIVERY WITHIN THE STATE. THE UNITED STATES OF AMERICA, IF DESIGNATED AS A DEFENDANT IN THIS ACTION, MAY ANSWER OR APPEAR WITHIN SIXTY (60) DAYS OF SERVICE. YOUR FAILURE TO APPEAR OR TO ANSWER WILL RESULT IN A JUDGMENT AGAINST YOU BY DEFAULT FOR THE RELIEF DEMANDED IN THE COMPLAINT. IN THE EVENT THAT A DEFICIENCY BALANCE REMAINS FROM THE SALE PROCEEDS, A JUDGMENT MAY BE ENTERED AGAINST YOU. NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT THE OBJECT OF THE ABOVE CAPTIONED ACTION IS TO FORECLOSE A MORTGAGE TO SECURE THE SUM OF \$233,000.00 AND

INTEREST, RECORDED ON SEPTEMBER 01, 2005, IN OFFICIAL RECORD CRFN 2005000492769, OF THE PUBLIC RECORDS OF QUEENS COUNTY, NEW YORK, COVERING PREMISES KNOWN AS 131-09 224TH STREET, LAURELTON, NY 11413. 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. QUEENS COUNTY IS DESIGNATED AS THE PLACE OF TRIAL BECAUSE THE REAL PROPERTY AFFECTED BY THIS ACTION IS LOCATED IN SAID COUNTY. NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME IF YOU DO NOT RESPOND TO THIS SUMMONS AND COMPLAINT BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE MORTGAGE COMPANY WHO FILED THIS FORECLOSURE PROCEEDING AGAINST YOU AND FILING THE ANSWER WITH THE COURT, A DEFAULT JUDGMENT MAY BE ENTERED AND YOU CAN LOSE YOUR HOME. SPEAK TO AN ATTORNEY OR GO TO THE COURT WHERE YOUR CASE IS PENDING FOR FURTHER INFORMATION ON HOW TO ANSWER THE SUMMONS AND PROTECT YOUR PROPERTY. SENDING A PAYMENT TO THE MORTGAGE COMPANY WILL NOT STOP THE FORECLOSURE ACTION. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. DATED: APRIL 19TH, 2024 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC ATTORNEY FOR PLAINTIFF MATTHEW ROTHSTEIN, ESQ. 900 MERCHANTS CONCOURSE, SUITE 310 WESTBURY, NY 11590 516-280-7675

#217239

SUPPLEMENTAL SUMMONS

SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF QUEENS - BANK OF AMERICA, N.A. PLAINTIFF, -AGAINST- GERALDINE GRANGER, AS NOMINATED EXECUTRIX OF THE ESTATE OF MILDRED ROBERTS AND AS TRUSTEE OF THE ROBERTS FAMILY TRUST; AGELA ABDULLAH, AS HEIR TO THE ESTATE OF MILDRED ROBERTS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNITED STATES OF AMERICA, ACTING ON BEHALF OF DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNKNOWN BENEFICIARIES OF THE ROBERTS FAMILY TRUST; JOHN DOE #1" THROUGH "JOHN DOE #10," SAID NAMES BEING FICTITIOUS AND UNKNOWN TO PLAINTIFF, INTENDED TO BE POSSIBLE TENANTS OR OCCUPANTS OF THE PREMISES, OR CORPORATIONS, PERSONS, OR OTHER ENTITIES HAVING OR CLAIMING A LIEN UPON THE MORTGAGED PREMISES, DEFENDANTS - INDEX NO: 710103/2015 PLAINTIFF DESIGNATES QUEENS COUNTY AS THE PLACE OF TRIAL. THE BASIS OF VENUE IS THAT THE SUBJECT ACTION IS SITUATED IN QUEENS COUNTY. TO THE ABOVE NAMED DEFENDANTS-YOU ARE HEREBY SUMMONED TO ANSWER THE COMPLAINT IN THIS ACTION AND TO SERVE A COPY OF YOUR ANSWER, OR, IF THE COMPLAINT IS NOT SERVED WITH THIS SUMMONS, TO SERVE A NOTICE OF APPEARANCE, ON THE PLAINTIFF'S ATTORNEY(S) WITHIN 20 DAYS AFTER THE SERVICE OF THIS SUMMONS, EXCLUSIVE OF THE DAY OF SERVICE (OR WITHIN 30

DAYS AFTER THE SERVICE IS COMPLETE IF THIS SUMMONS IS NOT PERSONALLY DELIVERED TO YOU WITHIN THE STATE OF NEW YORK); AND IN CASE OF YOUR FAILURE TO APPEAR OR ANSWER, JUDGMENT WILL BE TAKEN AGAINST YOU BY DEFAULT FOR THE RELIEF DEMANDED IN THE COMPLAINT. THAT THIS SUPPLEMENTAL SUMMONS IS BEING FILED PURSUANT TO AN ORDER OF THE COURT DATED APRIL 5, 2024. NOTICE-YOU ARE IN DANGER OF LOSING YOUR HOME - IF YOU DO NOT RESPOND TO THIS SUMMONS AND COMPLAINT BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE MORTGAGE COMPANY WHO FILED THIS FORECLOSURE PROCEEDING AGAINST YOU AND FILING THE ANSWER WITH THE COURT, A DEFAULT JUDGMENT MAY BE ENTERED AND YOU CAN LOSE YOUR HOME. SPEAK TO AN ATTORNEY OR GO TO THE COURT WHERE YOUR CASE IS PENDING FOR FURTHER INFORMATION ON HOW TO ANSWER THE SUMMONS AND PROTECT YOUR PROPERTY. SENDING A PAYMENT TO THE MORTGAGE COMPANY WILL NOT STOP THE FORECLOSURE ACTION. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (BANK OF AMERICA, N.A.) AND FILING THE ANSWER WITH THE COURT. THE FOREGOING SUMMONS IS SERVED UPON YOU BY PUBLICATION PURSUANT TO AN ORDER OF THE HONORABLE SCOTT DUNN, J.S.C. DATED: APRIL 5, 2024 FILED: APRIL 9, 2024. THE OBJECT OF THIS ACTION IS TO FORECLOSE A MORTGAGE AND COVERING THE PREMISES KNOWN AS 230-01 141ST AVENUE, LAURELTON, NY 11413. DATED: OCTOBER 20, 2023 FILED: APRIL 16, 2024 GREENSPOON MARDER LLP, ATTORNEY FOR PLAINTIFF, BY: ANGELO A. REGINA, ESQ., 590 MADISON AVENUE, SUITE 1800, NEW YORK, NY 10022 P: (212) 524-5000 F: (212) 524-5050 NO SERVICE BY FAX) SERVICE PURPOSES ONLY: TRADE CREEK SOUTH 100 W. CYPRESS CREEK ROAD, SUITE 700, FORT LAUDERDALE, FL 33309 P: (888) 491-1120 F: (954) 343-6982

#217048

SUPPLEMENTAL SUMMONS

SUPREME COURT OF THE STATE OF NEW YORK INDEX NO. 707811/2016 COUNTY OF QUEENS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, PLAINTIFF, VS. MELISSA D. MOHAN, AS ADMINISTRATOR TO THE ESTATE OF ELVETT EDWARDS; UNKNOWN HEIRS AND DISTRIBUTORS TO THE ESTATE OF ELVETT EDWARDS, 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 THE FOLLOWING DESIGNATION, NAMELY: THE 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; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; PALISADES COLLECTION, L.L.C.; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA; BOBSY "DOE"; TREVOR EDWARDS; MARCUSS EDWARDS, DEFENDANTS. PLAINTIFF DESIGNATES QUEENS AS THE PLACE OF TRIAL SITUS OF THE REAL PROPERTY. MORTGAGED PREMISES: 220-22 120TH AVENUE, CAMBRIA HEIGHTS, NY 11411 BLOCK: 12804, LOT: 53 TO THE ABOVE NAMED DEFENDANTS YOU ARE HEREBY SUMMONED TO ANSWER THE COMPLAINT IN THE ABOVE ENTITLED ACTION AND TO SERVE A COPY OF YOUR ANSWER ON THE PLAINTIFF'S ATTORNEY WITHIN TWENTY (20) DAYS OF THE SERVICE OF THIS SUMMONS, EXCLUSIVE OF THE DAY OF SERVICE, OR WITHIN THIRTY (30) DAYS AFTER SERVICE OF THE SAME IS COMPLETE WHERE SERVICE IS MADE IN ANY MANNER OTHER THAN BY PERSONAL DELIVERY WITHIN THE STATE. THE UNITED STATES OF AMERICA, IF DESIGNATED AS A DEFENDANT IN THIS ACTION, MAY ANSWER OR APPEAR WITHIN SIXTY (60) DAYS OF SERVICE. YOUR FAILURE TO APPEAR OR TO ANSWER WILL RESULT IN A JUDGMENT AGAINST YOU BY DEFAULT FOR THE RELIEF DEMANDED IN THE COMPLAINT. IN THE EVENT THAT A DEFICIENCY BALANCE REMAINS FROM THE SALE PROCEEDS, A JUDGMENT MAY BE ENTERED AGAINST YOU. NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT THE OBJECT OF THE ABOVE CAPTIONED ACTION IS TO FORECLOSE A MORTGAGE TO SECURE THE SUM OF \$544,185.00 AND INTEREST, RECORDED ON SEPTEMBER 20, 2007, AT CRFN 2007000483598, OF THE PUBLIC RECORDS OF QUEENS COUNTY, NEW YORK, COVERING PREMISES KNOWN AS 220-22 120TH AVENUE, CAMBRIA HEIGHTS, NY 11411. 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. QUEENS COUNTY IS DESIGNATED AS THE PLACE OF TRIAL BECAUSE THE REAL PROPERTY AFFECTED BY THIS ACTION IS LOCATED IN SAID COUNTY. NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME IF YOU DO NOT RESPOND TO THIS SUMMONS AND COMPLAINT BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE MORTGAGE COMPANY WHO FILED THIS FORECLOSURE PROCEEDING AGAINST YOU AND FILING THE ANSWER WITH THE COURT, A DEFAULT JUDGMENT MAY BE ENTERED AND YOU CAN LOSE YOUR HOME. SPEAK TO AN ATTORNEY OR GO TO THE COURT WHERE YOUR CASE IS PENDING FOR FURTHER INFORMATION ON HOW TO ANSWER THE SUMMONS AND PROTECT YOUR PROPERTY. SENDING A PAYMENT TO THE MORTGAGE COMPANY WILL NOT STOP THE FORECLOSURE ACTION. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. DATED: APRIL 19TH, 2024 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC ATTORNEY FOR PLAINTIFF MATTHEW ROTHSTEIN, ESQ. 900 MERCHANTS CONCOURSE, SUITE 310 WESTBURY, NY 11590 516-280-7675

#217242



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2ND DEPARTMENT/PUBLIC LEGAL NOTICES

SUPPLEMENTAL SUMMONS

SUPREME COURT OF THE STATE OF NEW YORK INDEX NO. 720461/2023 COUNTY OF QUEENS MORTGAGE ASSETS MANAGEMENT, LLC PLAINTIFF, VS. DONNA HARPER, AS HEIR AND DISTRIBUTTEE OF THE ESTATE OF ROSE ZIZZO; UNKNOWN HEIRS AND DISTRIBUTTEES OF THE ESTATE OF ROSE ZIZZO, 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 THE FOLLOWING DESIGNATION, NAMELY: THE 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; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; NEW YORK CITY PARKING VIOLATIONS BUREAU; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; NEW YORK CITY TRANSIT AD-

JUDICATION BUREAU, "JOHN DOE #1" THROUGH "JOHN DOE #12," THE LAST TWELVE NAMES BEING FICTITIOUS AND UNKNOWN TO PLAINTIFF, THE PERSONS OR PARTIES INTENDED BEING THE TENANTS, OCCUPANTS, PERSONS OR CORPORATIONS, IF ANY, HAVING OR CLAIMING AN INTEREST IN OR LIEN UPON THE PREMISES, DESCRIBED IN THE COMPLAINT, DEFENDANTS. PLAINTIFF DESIGNATES QUEENS AS THE PLACE OF TRIAL SITUS OF THE REAL PROPERTY MORTGAGED PREMISES: 1407 CROSS BAY BOULEVARD, BROAD CHANNEL, NY 11693 BLOCK: 15319, LOT: 36 TO THE ABOVE NAMED DEFENDANTS YOU ARE HEREBY SUMMONED TO ANSWER THE COMPLAINT IN THE ABOVE ENTITLED ACTION AND TO SERVE A COPY OF YOUR ANSWER ON THE PLAINTIFF'S ATTORNEY WITHIN TWENTY (20) DAYS OF THE SERVICE OF THIS SUMMONS, EXCLUSIVE OF THE DAY OF SERVICE, OR WITHIN THIRTY (30) DAYS AFTER SERVICE OF THE SAME IS COMPLETE WHERE SERVICE IS MADE IN ANY MANNER OTHER THAN BY PERSONAL DELIVERY WITHIN THE STATE. THE UNITED STATES OF AMERICA, IF DESIGNATED AS A DEFENDANT IN THIS ACTION, MAY ANSWER OR APPEAR WITHIN SIXTY (60) DAYS OF SERVICE. YOUR FAILURE TO APPEAR OR TO ANSWER WILL RESULT IN A JUDGMENT AGAINST YOU BY DEFAULT FOR THE RELIEF DEMANDED IN THE COMPLAINT. IN THE EVENT THAT A DEFICIENCY BALANCE REMAINS FROM THE SALE PROCEEDS, A JUDGMENT MAY BE ENTERED AGAINST YOU. NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT THE OBJECT OF THE ABOVE CAPTION ACTION IS TO FORECLOSE A MORTGAGE TO SECURE THE SUM

OF \$487,500.00 AND INTEREST, RECORDED ON NOVEMBER 19, 2007, IN CRFN 2007000575450, OF THE PUBLIC RECORDS OF QUEENS COUNTY, NEW YORK., COVERING PREMISES KNOWN AS 1407 CROSS BAY BOULEVARD, BROAD CHANNEL, NY 11693. 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. QUEENS COUNTY IS DESIGNATED AS THE PLACE OF TRIAL BECAUSE THE REAL PROPERTY AFFECTED BY THIS ACTION IS LOCATED IN SAID COUNTY. NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME IF YOU DO NOT RESPOND TO THIS SUMMONS AND COMPLAINT BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE MORTGAGE COMPANY WHO FILED THIS FORECLOSURE PROCEEDING AGAINST YOU AND FILING THE ANSWER WITH THE COURT, A DEFAULT JUDGMENT MAY BE ENTERED AND YOU CAN LOSE YOUR HOME. SPEAK TO AN ATTORNEY OR GO TO THE COURT WHERE YOUR CASE IS PENDING FOR FURTHER INFORMATION ON HOW TO ANSWER THE SUMMONS AND PROTECT YOUR PROPERTY. SENDING A PAYMENT TO THE MORTGAGE COMPANY WILL NOT STOP THE FORECLOSURE ACTION. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. DATED: APRIL 23RD, 2024 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC ATTORNEY FOR PLAINTIFF MATTHEW ROTHSTEIN, ESQ. 900 MERCHANTS CONCOURSE, SUITE 310 WESTBURY, NY 11590 516-280-7675 #217264

SUPPLEMENTAL SUMMONS

SUPREME COURT OF THE STATE OF NEW YORK INDEX NO. 719775/2021 COUNTY OF QUEENS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, PLAINTIFF, VS. CORY STORCH AS HEIR AT LAW, NEXT OF KIN, AND DISTRIBUTTEE OF THE ESTATE OF DORIS STORCH; DANA GRIFFIN AS EXECUTRIX, HEIR AND DISTRIBUTTEE OF THE ESTATE OF LINDA STORCH, AS HEIR AT LAW, NEXT OF KIN, AND DISTRIBUTTEE OF THE ESTATE OF DORIS STORCH; UNKNOWN HEIRS AND DISTRIBUTTEES OF THE ESTATE OF DORIS STORCH, 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 THE FOLLOWING DESIGNATION, NAMELY: THE 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; ATTORNEY GENERAL OF THE STATE OF NEW YORK; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BOARD OF MANAGERS OF HERITAGE HOUSE; GENERAL APARTMENT CORPORATION CONDOMINIUM; CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD; INTERNAL REVENUE SERVICE-UNITED STATES OF AMERICA; NEW YORK STATE DEPARTMENT OF FINANCE-TAX COMPLIANCE DIVISION-C.O.-ATC, "JOHN DOE #1" THROUGH "JOHN DOE #25," THE DEFENDANTS LAST NAMED IN QUOTATION MARKS BEING INTENDED TO DESIGNATE TENANTS OR OCCUPANTS IN POSSESSION OF THE HEREIN DESCRIBED PREMISES OR PORTION THEREOF, IF THERE BE ANY, SAID NAMES BEING FICTITIOUS, THEIR TRUE NAME BEING UNKNOWN TO THE PLAINTIFF, DEFENDANTS. PLAINTIFF DESIGNATES QUEENS AS THE PLACE OF TRIAL SITUS OF THE REAL PROPERTY MORTGAGED PREMISES: 8429 153RD AVENUE, UNIT 6K, HOWARD BEACH, NY 11414 BLOCK: 11431, LOT: 2610 TO THE ABOVE NAMED DEFENDANTS YOU ARE HEREBY SUMMONED TO ANSWER THE COMPLAINT IN THE ABOVE ENTITLED ACTION AND TO SERVE A COPY OF YOUR ANSWER ON THE PLAINTIFF'S ATTORNEY WITHIN TWENTY (20) DAYS OF THE SERVICE OF THIS SUMMONS, EXCLUSIVE OF THE DAY OF SERVICE, OR WITHIN THIRTY (30) DAYS AFTER SERVICE OF THE SAME IS COMPLETE WHERE SERVICE IS MADE IN ANY MANNER OTHER THAN BY PERSONAL DELIVERY WITHIN THE STATE. THE UNITED STATES OF AMERICA, IF DESIGNATED AS A DEFENDANT IN THIS ACTION, MAY ANSWER OR APPEAR WITHIN SIXTY (60) DAYS OF SERVICE. YOUR FAILURE TO APPEAR OR TO ANSWER WILL RESULT IN A JUDGMENT AGAINST YOU BY DEFAULT FOR THE RELIEF DEMANDED IN THE COMPLAINT. IN THE EVENT THAT A DEFICIENCY BALANCE REMAINS FROM THE SALE PROCEEDS, A JUDGMENT MAY BE ENTERED AGAINST YOU. NOTICE OF NATURE OF ACTION

AND RELIEF SOUGHT THE OBJECT OF THE ABOVE CAPTION ACTION IS TO FORECLOSE A MORTGAGE TO SECURE THE SUM OF \$435,478.50 AND INTEREST, RECORDED ON FEBRUARY 17, 2005, IN INSTRUMENT NUMBER 2005000099210, OF THE PUBLIC RECORDS OF QUEENS COUNTY, NEW YORK., COVERING PREMISES KNOWN AS 8429 153RD AVENUE, UNIT 6K, HOWARD BEACH, NY 11414. 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. QUEENS COUNTY IS DESIGNATED AS THE PLACE OF TRIAL BECAUSE THE REAL PROPERTY AFFECTED BY THIS ACTION IS LOCATED IN SAID COUNTY. NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME IF YOU DO NOT RESPOND TO THIS SUMMONS AND COMPLAINT BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE MORTGAGE COMPANY WHO FILED THIS FORECLOSURE PROCEEDING AGAINST YOU AND FILING THE ANSWER WITH THE COURT, A DEFAULT JUDGMENT MAY BE ENTERED AND YOU CAN LOSE YOUR HOME. SPEAK TO AN ATTORNEY OR GO TO THE COURT WHERE YOUR CASE IS PENDING FOR FURTHER INFORMATION ON HOW TO ANSWER THE SUMMONS AND PROTECT YOUR PROPERTY. SENDING A PAYMENT TO THE MORTGAGE COMPANY WILL NOT STOP THE FORECLOSURE ACTION. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. DATED: OCTOBER 18TH, 2023 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC ATTORNEY FOR PLAINTIFF MATTHEW ROTHSTEIN, ESQ. 900 MERCHANTS CONCOURSE, SUITE 310 WESTBURY, NY 11590 516-280-7675 #217516

2ND DEPARTMENT / New Business Formations

DEE CUSTOM HAIR LLC

NOTICE OF FORMATION OF DEE CUSTOM HAIR LLC. ARTS. OF ORG. FILED WITH SECY. OF STATE (SSNY) ON 4/5/24. OFFICE LOCATION: QUEENS COUNTY. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: 104-14 110TH ST, RICHMOND HILL, NY 11419. PURPOSE: ANY LAWFUL ACTIVITY. #216711

NOSHIN LLC

NOSHIN LLC FILED WITH SSNY ON 4/15/2024. OFF. LOC.: QUEENS CO. SSNY DESIG. AS AGT. UPON WHOM PROCESS MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: THE LLC, 115 57TH AVE, UNIT 5719, LIC, NY 11101. PURPOSE: ANY LAWFUL ACT OR ACTIVITY. #216883

233 STOCKHOLM REALTY, LLC

233 STOCKHOLM REALTY, LLC, ARTS OF ORG. FILED WITH SEC. OF STATE OF NY (SSNY) 4/11/2024. CTY: QUEENS. SSNY DESIG. AS AGENT UPON WHOM PROCESS AGAINST MAY BE SERVED & SHALL MAIL PROCESS TO JOSEPH MAUCERI, 85-16 67TH AVE, REGO PARK, NY 11374. GENERAL PURPOSE #216899

292 MADISON RF LLC

NOTICE OF FORMATION OF 292 MADISON RF LLC. ARTS. OF ORG. FILED WITH SECY. OF STATE (SSNY) ON 4/8/24. OFFICE LOCATION: QUEENS COUNTY. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: 42-15 235TH ST, DOUGLSTON, NY 11363. PURPOSE: ANY LAWFUL ACTIVITY. #217061

LEFFERTS 57 LLC

LEFFERTS 57 LLC. ARTS OF ORG. FILED WITH SEC. OF STATE OF NY (SSNY) 3/19/2024. CTY: QUEENS. SSNY DESIG. AS AGENT UPON WHOM PROCESS AGAINST MAY BE SERVED & SHALL MAIL PROCESS TO GAMEEL SAEIDI, 80-57 LEFFERTS BLVD, KEW GARDENS, NY 11415. GENERAL PURPOSE #217347

LEFFERTS 59 LLC

LEFFERTS 59 LLC, ARTS OF ORG. FILED WITH SEC. OF STATE OF NY (SSNY) 3/19/2024. CTY: QUEENS. SSNY DESIG. AS AGENT UPON WHOM PROCESS AGAINST MAY BE SERVED & SHALL MAIL PROCESS TO GAMEEL SAEIDI, 80-59 LEFFERTS BLVD, KEW GARDENS, NY 11415. GENERAL PURPOSE #217350

TIENS, LLC

NOTICE OF QUALIFICATION OF TIENS, LLC. AUTHORITY FILED WITH SECY. OF STATE OF NY (SSNY) ON 1/19/24. OFFICE LOC: QUEENS COUNTY. LLC FORMED IN DE ON 1/10/24. SSNY DESIGNATED AGENT UPON WHOM PROCESS MAY BE SERVED & MAILED TO: 68-26 GROTON ST., FOREST HILLS, NY 11375. DE ADDRESS OF LLC: 108 W. 13TH ST., WILMINGTON, DE 19801. CERT. OF LLC FILED WITH SECY. OF STATE OF DE LOC: 401 FEDERAL ST., #4, DOVER, DE 19901. PURPOSE: ANY LAWFUL ACTIVITY. #217357

LEO CHAU LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: LEO CHAU LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 04/30/2024. 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 LEO CHAU LLC 13614 NORTHERN BLVD 5J, FLUSHING, NY, 11354. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE. #217506

LAUNDRYBEE NOSTRAND LLC

LAUNDRYBEE NOSTRAND LLC FILED 5/7/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL TO: 22111 KINGSBURY AVE., OAKLAND GARDENS, NY 11364. PURP: ANY LAWFUL PURPOSE. #217735

4N ASTORIA LLC

4N ASTORIA LLC ARTS. OF ORG. FILED WITH SSNY ON 11/17/2021. OFF. LOC.: QUEENS CO. SSNY DESIG. AS AGT. UPON WHOM PROCESS MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: THE LLC, 77 DARTMOUTH ST, FOREST HILLS, NY 11375. GENERAL PURPOSES. #217739

10001 SIGNOTARY SERVICE LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: SIGNOTARY SERVICE LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 5/11/2024. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS SIGNOTARY SERVICE LLC 224 W 35TH ST STE 500 # 827, NEW YORK, NY, 10001. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE. #217694

10457 ROSA PELIGROSA LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: ROSA PELIGROSA LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 1/24/2024. 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 BLANCA DIAZ, 1873 CARTER AVE, 15 BRONX, NY, 10457. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE. #217147

11105 EMERALD 2715 IV LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: EMERALD 2715 IV LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 12/8/2023. 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 THE LIMITED LIABILITY COMPANY, 2320 27TH STREET, FL 1 ASTORIA, NY, 11105. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE. #217694

11355 SUMKAFEST LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: SUMKAFEST LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 2/19/2024. 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 SUMKAFEST LLC 41-25 KISSENA BLVD STE 109A, FLUSHING, NY, 11355. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE. #215238

11366 SYSTEM-ADDICT LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: SYSTEM-ADDICT LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 5/8/2024. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS RUBIN YAGUDAYEV, 180-02 UNION TPKE FRESH MEADOWS, NY, 11366. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE. #217734

11367 SMARTSELLHEALTHSHOP, LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: SMARTSELLHEALTHSHOP, LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 4/11/2024. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS CHRISTINA GUTIERREZ 6935 150TH STREET, FLUSHING, NY, 11367. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE. #217148

11372 CUSTOM FORMS SOLUTIONS, LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: CUSTOM FORMS SOLUTIONS, LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 7/15/2023. 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 CUSTOM FORMS SOLUTIONS, LLC 8211 37TH AVENUE, SUITE LL10 JACKSON HEIGHTS,, NY, 11372. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE. #217522

11378 AMEYERS INTERNATIONAL LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: AMEYERS INTERNATIONAL 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 THE LLC 60-35 FRESH POND ROAD, APT 1A MASPETH, NY, 11378. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE. #217354



Our World In Pictures

New York Mets' Mark Vientos hits a run-scoring double against Philadelphia Phillies pitcher Ranger Suarez during the first inning of a baseball game, Wednesday, May 15, 2024, in Philadelphia. AP Photo/Matt Slocum

Former President Donald Trump, with attorney Todd Blanche, right, arrives at Manhattan criminal court in New York, on Friday, May 10, 2024. Jeenah Moon/Pool Photo via AP



2ND DEPARTMENT / New Business Formations

11385 GRACE LAUNDROMAT LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: GRACE LAUNDROMAT LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 4/5/2024. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS GRACE LAUNDROMAT LLC 754 SENECA AVE, RIDGEWOOD, NY, 11385. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#217322

4P STRATEGIES LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: 4P STRATEGIES LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 3/22/2024. 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 ALINA PANAS 307 ONDERDONK AVENUE, RIDGEWOOD, NY, 11385. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#217687

11411 D'THREE PRODUCTIONS LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: D'THREE PRODUCTIONS LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 6/5/2023. 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 THE LIMITED LIABILITY COMPANY, 11827 233RD STREET CAMBRIA HEIGHTS, NY, 11411. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#216176

11415 GEORGE CHASE MEDICAL PHYSICIAN PLLC
NOTICE OF FORMATION OF PROFESSIONAL LIMITED LIABILITY COMPANY (PLLC). NAME: GEORGE CHASE MEDICAL PHYSICIAN PLLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 2/28/2024. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE PLLC 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 PLLC SERVED UPON HIM/HER IS 119-60 METROPOLITAN AVENUE KEW GARDENS, NY, 11415. PURPOSE/CHARACTER OF PLLC: FOR THE PRACTICE OF MEDICINE.

#217700

11420 SJ PROPERTY BUILDERS LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: SJ PROPERTY BUILDERS LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 3/19/2024. 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 SJ PROPERTY BUILDERS LLC 135-14 127 STREET, SOUTH OZONE PARK, NY, 11420. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#216886

30114 DROGBA STUDIO LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: DROGBA STUDIO LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 2/28/2024. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS THE LEGACY ADVISORY FIRM LLC, 225 REFORMATION PARKWAY, SUITE 200 #9 CANTON, GA, 30114. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#216860

Derelict Clinton Hill building a monument to Hochul official's failed intervention

By **Rueven Blau**
THE CITY

New York State is preparing to spend an estimated \$3.7 million to demolish a state-owned building on in Clinton Hill, Brooklyn, a decade after a local Assembly member stepped in to stop the sale of the derelict property.

That former elected official, Walter Mosley, is now New York's acting secretary of state, after his nomination last month by Gov. Kathy Hochul.

In 2014, Mosley stepped in to get former Gov. Andrew Cuomo to pull the three-story building on 1024 Fulton St. off the auction block, state records showed, arranging instead to have a handpicked local nonprofit buy it at a negotiated price.

But the plan spearheaded by former state Assemblymember Walter Mosley fell through in 2019 after the nonprofit, the Northeast Brooklyn Housing Development Corp., or NEBHDCo, never came up with a required proposal for the location.

The onetime Brooklyn Union Gas appliance showroom, opened in 1912, has remained empty for four decades even as the Clinton Hill neighborhood around it has turned trendy, reversing years of disinvestment.

Now, Mosley's successor in the Assembly seat, Phara Souffrant Forrest, and other elected officials who represent the area are going back to the drawing board. They've asked constituents what they want to see happen to the bricked-up structure.

They have also had "many, many meetings" with the state's Office of General Services, which oversees state property, said Souffrant Forrest, who defeated Mosley in 2020.

"There's clearly a need for housing," she told THE CITY. "There's a piece of land here. Why not make it happen? It's gotten to the point that this place is cursed. It evades all attempts to develop it."

A spokesperson for the Office of General Services said it will take an estimated two and a half years just to demolish the property, which is a former Brooklyn Union Gas showroom.

Asked why it is expected to take that long, Souffrant Forrest said it's because OGS and the Hochul administration see no urgency.

"Of course it's a priority to the community and to get something that reflects what the community needs," the state lawmaker said. "However the state does not take that as a priority."

Justin Henry, a spokesperson for Hochul, said the governor is "committed to increasing the housing supply in New York which is why she successfully pushed to include the boldest housing plan in three generations as part of the fiscal year 2025 Budget."

The budget includes \$3.75 million to "advance the project" at 1024 Fulton St., he added.

In March, Souffrant Forrest and state Sen. Ja-



The state is preparing to demolish a derelict building it owns at 1024 Fulton St. in Brooklyn, May 13, 2024. Credit: Ben Fractenberg/THE CITY



Former Assemblymember Walter Mosley speaks in 2018. Credit: New York State Assembly

bari Brisport (D-Brooklyn) held a "community conversation" at St. John's FBH Church of God next door to discuss the property.

The approximately 80 attendees at the gathering were mostly in favor of senior housing and

are open to a commercial anchor tenant, Souffrant Forrest said.

They also overwhelmingly want the state to develop the property — not a private firm or nonprofit, she added.

The demolition proposal comes as the state budget passed in April, which presents multiple initiatives to spur housing, includes a \$500 million earmarked to "advance conversion of state-owned sites into up to 15,000 new units of housing."

One potential complication: the site comes with a city deed restriction permitting only a community facility at the location. After a 2016 scandal involving the sale of a Manhattan health facility called Rivington House, lifting such restrictions requires extensive public review.

'It's Been a Blight'

The building came into the city's possession in 1986 for nonpayment of taxes. Then in 1997, the state's Office of Children and Family Services purchased the property from the city for \$330,000 to make it into a community space. Officials nixed that idea after discovering serious structural issues.

All further attempts to repurpose the building have failed.

In 2011, the Center for Nursing and Rehabilitation attempted to buy the building from the state

for \$9 million, but failed to secure federal funding needed to overhaul the property.

When he intervened in the state's renewed attempt to sell the property in 2014, Mosley defended his effort to sell the building to NEBHDCo, designated via a special state law, for "nominal consideration," even as the group's financial records show it was operating in the red.

Mosley insisted that was the best use of the property to protect it from falling into the hands of a private developer seeking to convert it into market rate apartments.

"Do you really think that a developer on the open market would build affordable housing?" Mosley said. "You've seen what has happened to this neighborhood."

But the proposed deal with the Northeast Brooklyn Housing Development Corp. fell apart, THE CITY reported in June 2019. By then, NEBHDCo was in bankruptcy proceedings.

Mosley blamed Northeast Brooklyn's leader, Jeffrey Dunston, for "going rogue" — by attempting to bring in a for-profit developer to cash in on the deal. Dunston at the time vehemently denied the allegation and said he reached out to Ollie, a co-living startup, to get information on how to run a similar project.

Most recently, Mosley pushed to give TCH, an obscure Philadelphia firm that was also Northeast Brooklyn's initial partner, and the Fort Greene Senior Citizens Council, a shot at coming up with a plan.

Mosley envisioned the team would build out space for the nonprofit's senior center, along with a community center and ground-floor retail stores. That plan would not include any housing, affordable or otherwise.

The then-Assembly member told THE CITY at the time that he believed the project would break ground by summer 2020.

But TCH failed to file the required paperwork with the state detailing its plan in the required time — and the building has remained empty.

Now, residents and community leaders hope some of the newly budgeted state housing money may be used to finally develop 1024 Fulton St.

"I live in the neighborhood and it's been a blight," said Phillip Kellogg, the executive director of the Fulton Area Business Alliance from 2009 to 2020.

Kellogg has contacted state lawmakers in the area every year asking for an update.

"When I first started the FAB I was optimistic in 2009," he recalled. "I thought there was momentum. Electeds were talking about it."

"But a property owner in the neighborhood just laughed at me," he added. "Clearly I was naive. And he was right."

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



Boarded-up windows at 1024 Fulton Street.

Credit: Ben Fractenberg/THE CITY

Queens legal community featured at bar leaders dinner in Manhattan

Continued from page 1

Kelly, the Queens Supreme Court justice who is serving as the acting Surrogate Court judge after having served in the estates and wills court for 13 years. Also at the event were Civil Supreme Court and Criminal Court Administrative Judges Marguerite Grays and Donna-Marie Golia, QCBA Executive Director Jonathan Riegall, Queens County Women's Bar Association President Elizabeth Newton, and Queens Supreme Court Justice Bernice Siegal, who also once served as president of the Network of Bar Leaders.

Gingold, who is originally from Long Island, was given the President's Award, and honored as a past president of the network as well as other organizations like the Queens County Bar Association, which she helmed starting in 2018.

"Queens is a microcosm of what I wish our country would be," Gingold told the Eagle at the time of her ascension to the QCBA leadership position. "We should take whatever is in the water in Queens County and have everyone else take a sip of it."

On Tuesday, Gingold was recognized for her lengthy resume both as a judge and as a staunch leader and supporter of the city's various bar associations.

"Judge Gingold's professional biography is impressive, if not awe inspiring" said Meredith Miller, a lawyer and close friend of the surrogate judge. "But what impresses me even more is her authenticity. Judge Gingold is who she is. That is to say, Judge Gingold is a model of professional success, but she got there by being herself – what you see with Judge Gingold is what you get."

Gingold was thankful for the award, remarking that she probably knew everyone in the room and rattled off stories and memories with a few of them.

"Few things I've done in my professional career that bring me as much joy as being here tonight," said Gingold. "I actually think in this room, I think I know every single person, and you are my favorites."

Zayas, who also spent much of his judicial career in the World's Borough and served as the administrative judge of Queens County Supreme Court, Criminal Term, accepted an award named for late federal judge Harold Baer, who was the first president and founder of the Network of Bar Leaders.



Judges with Queens connections like current New York County Surrogate Judge Hilary Gingold were honored with awards at the annual dinner for the Network of Bar Leaders on Tuesday.
Eagle photo by Ryan Schwach

Zayas said it was a special honor to be given an award with Baer's name. Although the state's second highest ranked judge is no stranger to accepting awards like these, and is known for his lighthearted and often humorous speeches upon receiving them, he opted to speak more seriously about the man the award was named after.

"Judge Baer's New York Times obituary contains a line that every judge, and I know there's a lot of judges in here, should hope one day be written about them. It says that 'his rulings drew criticism from both Republicans and Democrats alike,'" Zayas said. "Judges, of course, do not make decisions based on policy preferences of the political parties to which they

may belong. We do our best to apply the law to the disputes that come before us and when the law is unsettled or unclear, we draw upon legal precedent and other sources like legislative history."

Zayas spoke of an order Baer made in 1996, ruling to suppress evidence in a drug case because officers who made the arrest did not have reasonable suspicion to make the arrest. The decision was widely condemned, and ultimately reversed, but set an important historical precedent.

"In retrospect, Judge Baer's observation was just a bit ahead of its time. The famous controversy also holds an important lesson about judicial courage, which is very important,"

Zayas says.

Zayas also spoke of courage from the bench, even in a world where judges are often threatened or even injured or killed because of their rulings and actions.

"In order for the judicial system to function as intended, judges have to be able to make difficult, even controversial decisions without fearing for their safety," he said, followed by applause. "So I urge everyone here to do their part to protect the judiciary's vital independence and to call out threats to it where you see it."

Zayas and Gingold also received commendations from Nassau County Executive Bruce Blakeman at the event on Tuesday.



Queens-based lawyer from Little Neck Michael Kohan led his first event as the president of the Network of Bar Leaders.
Eagle photo by Ryan Schwach



Chief Administrative Judge Joseph Zayas also accepted an award named for Judge Harold Baer, the first president of the network.
Eagle photo by Ryan Schwach

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