

## QUEENS TODAY

MAY 30, 2024

**A WOODSIDE MAN WAS KNOCKED** unconscious by an unprovoked attack inside a playground in the neighborhood over the weekend, the Queens Post reported. Police say the 56-year-old victim was inside the Lawrence J. Virgilio Playground, which is part of the larger Windmuller Park, around 7:20 p.m. on Sunday when an unknown man walked up to him and punched him in the face. The victim fell and hit his head, knocking him unconscious. The 56-year-old was taken to Elmhurst Hospital in stable condition while the attacker fled on foot. No arrests have been made and the investigation is ongoing.

**A GROUP OF THIEVES BROKE INTO** and ransacked a high-end boutique in Flushing last month, PIX11 reported. The burglary happened at Sesinko New York on Roosevelt Avenue around 4:45 p.m. on April 22, police claim. Video surveillance footage allegedly shows the group of suspects using a brick to break the window of the shop before climbing through and stealing \$20,000 worth of merchandise and an additional \$1,000 in cash. "They ransacked the place. In just a couple minutes it happened," the store manager told the outlet. "We're just speechless. The storefront glass was shattered." In all, police say 13 suspects were involved in the burglary. Police also say that minutes before the break-in, the group walked up to a 38-year-old on Union Street and Roosevelt Avenue with knives and robbed him of his wallet and \$700. No one was hurt in either incident. Police say the suspects fled following the break-in into the Flushing-Main Street subway station.

**AS THOUGH THE NEW YORK METS'** 2024 campaign couldn't get any worse, the team announced Wednesday that struggling closer Edwin Diaz would be heading onto the injured list with a shoulder impingement, the New York Post reported. The injury might explain Diaz's recent performance. The former All Star has blown three saves over his last five appearances. As a result, he was recently demoted and removed as the team's closer. The 30-year-old missed all of last season after suffering a torn patellar tendon in his knee during the World Baseball Classic. Diaz is expected to be out for at least 15 days. To add injury to injury, All Star first baseman Pete Alonso was pulled from Wednesday's afternoon game against the Los Angeles Dodgers with an apparent hand injury after he was plunked by a pitcher in the early goings of the match up. Heading into Wednesday's game, the Mets had lost seven of their previous eight games and had a 22-32 record on the season.



## Gov grants over a dozen clemencies, including to two convicted of murder

Governor Kathy Hochul last week quietly granted clemency to over a dozen New Yorkers. Among them, she commuted the sentences of two men who were convicted of murder, which advocates celebrated this week.

File photo by Mike Groll/Office of Governor Kathy Hochul

**By Jacob Kaye**  
Queens Daily Eagle

Governor Kathy Hochul quietly granted over a dozen clemencies last week, hours before the start of Memorial Day weekend.

The latest round of clemencies granted on Friday marks the first time Hochul has used the power given only to the governor in 2024, and the sixth time she's used the power since first taking office in 2021.

Of the clemencies she granted on Friday afternoon, 11 were pardons and two were sentence commutations. Overall, Hochul has granted clemency to 72 people since taking office.

Though Hochul and the governors before her almost exclusively granted clemency only

around Christmas time, the fact that she granted the clemencies in the spring is no longer unusual – Hochul first began granting clemencies on a rolling basis last year.

What was unusual, advocates say, were the types of sentences the governor commuted on Friday.

Both of the men who saw their sentences commuted last week were convicted of murder.

Criminal justice advocates say that by granting clemency to those convicted of the most severe charge, the governor is communicating to those incarcerated that no one crime is without forgiveness, a message they have been calling on the governor to send for years. It also communicates at least some form of commitment

to combating mass incarceration, and the massive sentences handed out in the '80s and '90s to mostly young Black and brown men in New York, many of whom are either at or approaching retirement age.

"If we're really serious about addressing mass incarceration, if we're really serious about giving people second chances, then we can't turn our back on people convicted of homicide," Steve Zeidman, a professor at the CUNY School of Law and the director of its Criminal Defense Clinic. "That's really what it comes down to."

Last year, Hochul commuted the sentences of 14 New Yorkers. Of those, one was for *Continued on page 16*



## Appellate court honors AAPI legal leaders from Queens

The Appellate Division, Second Department hosted its second-annual Hon. Randall T. Eng award ceremony on Wednesday May 29, 2024.

Eagle file photo by Rob Abruzzese

**By Jacob Kaye**  
Queens Daily Eagle

For the second year in a row, the Appellate Division, Second Department on Wednesday honored Asian American Pacific Islander Heritage month with the presenting of the now-annual Hon. Randall T. Eng award, named after the Queens judge who around four decades ago became the first Asian American judge in New York's history.

Gathered in the Appellate Division courthouse in Brooklyn on Wednesday, the judges of the Second Department and a number of others celebrated AAPI month with the award ceremony.

Receiving the awards were Long Island State Senator Kevin Thomas, the first South Asian man elected to the state legislature, and Chanwoo Lee, a longtime fixture in Queens' legal community who now serves as a commissioner on the state's Board of Parole.

But before Thomas and Lee were bestowed with the awards, Eng took to the podium to reflect on his historic career.

Born in Guangzhou, China, Eng was raised *See story on page 2*



# Appellate Division hosts annual Hon. Randall T. Eng awards

Continued from page 1

in New York City. He earned his undergraduate degree in political science from the State University of New York at Buffalo in 1969 and his Juris Doctor from St. John's University School of Law in 1972.

Eng began his legal journey as an assistant district attorney in Queens County, becoming the first Asian American in New York State to hold such a position. He served as deputy inspector general and later inspector general of the NYC Correction Department. In 1983, Eng was appointed to the Criminal Court of the City of New York by Mayor Ed Koch, making him the first Asian American judge in the state.

Elected to the New York State Supreme Court in 1990, Eng served until his appointment as administrative judge of the Criminal Term of Queens County Supreme Court in 2007. In 2012, Governor Andrew Cuomo appointed him as the presiding justice of the Appellate Division, Second Department, where he oversaw one of the busiest judicial departments in the state, handling more than 9,000 appeals annually.

Back in the courthouse he formerly presided over on Wednesday, Eng reflected both on how far Asian Americans have come in the state's legal system and on how far there still is to go.

"When I went to law school, starting in 1969, I looked around and I was looking at the faculty of the metropolitan area law schools, and I noticed that there was only a single law school that had an Asian American faculty member, and that was St. John's University School of Law," Eng said.

Now several schools in the New York region, including the CUNY School of Law in Queens, are led by Asian American deans.

But more is to be done, Eng said.

"We know that there is a difficult road for Asian Americans achieving top leadership po-



Chanwoo Lee, a longtime fixture in Queens' legal community who now serves as a commissioner on the state's Board of Parole, was honored during the second-annual Hon. Randall T. Eng award ceremony on Wednesday, May 29, 2024. Screenshot via NYS UCS

sitions," Eng said. "They have to overcome the myth of the stereotype that they're good workers, but not great managers and leaders."

"We need more mentorship and support for those Asian Americans who feel the pressures of their duties and the perception that they are not welcome in the higher echelons of leadership," Eng added. "But all of these myths are going to be dispelled, just as the other myths involving Asian Americans have been dispelled."

As evidence, Eng pointed toward Thomas and Lee, both of whom were receiving their awards for the leadership roles they took on in their own career.

Immigrating to the United States at the age

of 10, Thomas said Wednesday that he was driven by his work as an attorney, representing indigent clients, to run for office. In 2018, he became the first Indian American elected to the New York State Senate, representing the 6th Senate District in Nassau County.

As chairman of the Senate Consumer Protection Committee, Thomas said that many of the bills he introduces and those that he gets passed often stem from ideas he saw while working as an attorney, including bills that aim to strengthen consumer protections.

Lee was born in Seoul, South Korea, and moved to the U.S. at age 11.

A graduate of SUNY Binghamton and

## Opinion: Empowering Queens through the City of Yes for Economic Opportunity

By Thomas J. Grech  
Special to the Eagle

Queens businesses are continuously adapting and transforming to survive. That's because in a rapidly changing economic landscape, flexibility is crucial: small businesses, which form the backbone of our local economy, need the ability to adapt to social conditions, market demands and customer needs. But outdated city regulations that govern how businesses can operate aren't flexible enough to keep up with our city's needs and are holding back our economy from thriving.

One stark example is New York City's zoning rules for commercial and industrial zones, which haven't been updated since 1961. These determine where you can open a business, what kind of business you can operate in certain areas, and how you can expand your business. But think about how much our economy has changed in the past 60 years, and the different types of businesses in your community that didn't exist back then.

Because our zoning rules were written to apply to the economy of the last century, there's a growing disconnect that's becoming more evident daily, leading to more vacant storefronts and obstructing the aspirations of businesses in Queens.

As the President and CEO of the Queens Chamber of Commerce, I hear from business owners across Queens every day about examples of how zoning laws prevent them from opening and expanding their businesses. Take for example, a local bakery owner who can't expand their seating area due to restrictive zoning laws, which in turn prevents them from profiting off available space, hiring more staff, serving more customers – these restrictions directly impact their revenue and growth. Stories like this are far too common.

Luckily, last week the City Council Zoning and Land Use Committees took an important step to support economic activity in every corner of Queens by advancing the City of Yes for Economic Opportunity, before the full Council



Thomas Grech is the CEO and president of the Queens Chamber of Commerce.

File photo via Queens Chamber of Commerce

will vote on it later in June.

The City of Yes for Economic Opportunity will create more equitable and sustainable zoning, making it easier for businesses to grow and expand, and to fill vacant storefronts. This plan includes over a dozen proposals to change and modernize citywide rules by doing things like filling vacant storefronts and allowing businesses to open and expand in areas they are currently barred from. If approved, the plan will eliminate unnecessary barriers to job creation and promote economic vitality, while preserving the unique cultural tapestry of Queens.

Some people worry that the City of Yes will lead to nightclubs on quiet residential streets or towering new buildings overshadowing our neighborhoods. But the initiative promotes sensible changes like allowing people to dance at places that already provide live music and

permit amusement venues like escape rooms. These adjustments are logical, non-invasive and fundamental to maintaining the already vibrant and diverse character of this borough.

The Five Borough Jobs Campaign – a city-wide coalition that includes many Queens-based organizations, such as the Queens Economic Development Corporation and the Greater Jamaica Development Corporation – is working to raise the urgency about the plan and get City of Yes over the finish line.

If you're from Queens, you know the pandemic and subsequent economic fallout hit our borough hard. During COVID, over 1,000 restaurants in Queens had to close their doors. These businesses provided essential jobs to our residents, and were also gathering spaces that preserved a sense of culture, community, and closeness. For the past few years as we've tried to get back on our feet, it's been difficult for businesses to generate foot traffic, clientele, and revenue. We need to adapt to survive, but zoning laws make that harder.

Queens is tough, but our business owners need help. Strong businesses mean a strong borough, and the strength of Queens lies in its people and their entrepreneurial spirit. If we want to see our commercial corridors thrive and create more job opportunities, we must ensure our small businesses have every resource available to them.

The City of Yes for Economic Opportunity is more than just a policy initiative; it is a vision for the future of Queens. It represents a commitment to fostering economic growth, preserving cultural diversity, and enhancing community vitality.

Our leaders in the City Council have the power to make a significant difference with the City of Yes. If you want your favorite local store to thrive, urge your council member to support this proposal in June. The time to act is now.

Thomas J. Grech is the president and chief executive officer for the Queens Chamber of Commerce.

Brooklyn Law School, Lee started her legal career with the Legal Aid Society in Queens County before becoming a solo practitioner in Flushing.

In 2019, she was appointed as a commissioner to the NYS Board of Parole and remains active in various legal and community organizations. She previously served as the president of the Queens County Bar Association.

Speaking at the awards ceremony on Wednesday, she noted that the event was somewhat of a homecoming, having been admitted to the bar in the very courthouse she was now being honored in.

But getting to that initial point of becoming a lawyer was difficult, she said.

Lee believed that as a non-native English speaker, becoming a lawyer was a near impossible task. It wasn't until she served as her parents' translator in a courtroom that she began to truly consider it not only as a career, but as a calling.

After starting her career in the law, she said Eng was one of the only Asian Americans she could look up to.

"When I went to work for the Legal Aid Society in Queens County, I was the only Asian in the office," she said. "It's very lonely being the only Asian and a very isolating feeling."

One day, Lee appeared before Eng, who was sitting as a judge in the Criminal Court.

"It really boosted my morale to see an Asian American on the bench," Lee said. "I remember the excitement of going home telling my parents."

Lee said that while she's seen major progress in diversity since then, more needs to be done.

In order to do so, she suggested young lawyers get involved with civic life, just as she did.

"I encourage every young lawyer out there, especially people of color, to get engaged, get involved," she said. "It's easy to make a living, but I think it's so important to uplift the community as a whole by getting involved."

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QUEENS  
Daily Eagle

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



# Adams says investigations department is ‘doing a review’ of hotel stays by his son and a top aide

By Yoav Gonen and Katie Honan  
THE CITY

Mayor Eric Adams said on Tuesday that the city’s Department of Investigation is reviewing findings by THE CITY and two reporting partners that his son and a senior mayoral aide stayed in taxpayer-funded rooms at a Queens hotel owned by a major mayoral donor.

The hotel, a Wyndham Garden in Fresh Meadows, was serving as a city-funded shelter for formerly incarcerated individuals at the time that Winnie Greco, the mayor’s director of Asian Affairs, lived there in a two-room suite from November 2022 to June 2023, according to an investigation published last week by THE CITY, Guardian US and Documented.

That report found that the cost of the two-room suite to taxpayers topped \$50,000. It also found that the mayor’s son, Jordan Coleman, stayed at the same hotel on at least one occasion, according to a former worker at the hotel, which is owned by a prominent donor to Adams’ political campaigns, developer Weihong Hu, and her husband, Xiaozhuang Ge.

Declining to answer reporters’ questions about their stays, Adams said, “DOI is looking into, they’re doing a review of all of those things that you’re talking about. And I’m going to let them do their job.”

The mayor’s chief counsel, Lisa Zornberg, added that “there are protocols that we must follow when DOI is reviewing something, and we’re following them. And they’re doing their review.”

Asked to confirm that the two matters were being investigated, a spokesperson for the Department of Investigation said only: “These are ongoing matters.”

Greco was already under investigation by DOI following reporting by THE CITY published in November in which two people described incidents where they say she tried to benefit personally from her position in city government. One involved an Adams campaign volunteer who said Greco required him to oversee renovation work at her home for two months, unpaid, as a condition for landing a city job.

Greco’s extended stay at the hotel was first reported by a February article from THE CITY and Documented about a number of donors to Adams’ 2025 campaign who claimed they were each reimbursed \$2,000 by members of Hu’s family. Such reimbursements are illegal under city campaign finance rules.

Later in February, the FBI raided two homes that Greco owns in The Bronx as well a Queens mall where she was involved in multiple fundraisers for Adams during the 2021 campaign.

Greco went on leave from her city job for about six weeks following the raids, but was restored to her government role earlier this month at a salary of \$196,000.

A mayoral spokesperson told THE CITY late Tuesday, in response to a request for clarification of the mayor’s comments: “As we have said multiple times, there is an ongoing DOI review involving Winnie Greco, so we cannot comment on any matter involving her. That’s all he meant.”



Mayor Eric Adams announces the opening date for city pools on May 24, 2024.

Credit: Alex Krales/THE CITY

## ‘That’s a Foul’

The joint CITY/Guardian/Documented investigation published last week traced the transactional relationship between Adams and Hu since the pair first met in a Brooklyn diner in May 2021 during the Democratic mayoral primary.

The project found that Hu hosted multiple fundraising events with Adams — including two at the Fresh Meadows hotel — while enlisting two close associates of Adams’ to assist her as her firms worked to complete two major hotel developments in Manhattan.

The Adams associates were former state Sen. John Sampson, whom Hu named as CEO of one of her hotel companies in early 2023, and the Rev. Alfred Cockfield II, who according to two sources worked to help get the Department of Buildings to allow construction to proceed at Hu’s Manhattan developments despite deviations from existing work plans and an affordable housing agreement.

On Tuesday, Adams didn’t respond directly to a question about his son’s presence in an unlikely setting, instead saying that he and his son don’t get into each other’s business.

“Every time I stop Jordan and ask him about his music, hey Jordan, who are you dating? ‘Mind your business, Dad.’ My son tells me, ‘Mind your business, Dad,’” Adams said Tuesday when asked how his son ended up at a taxpayer-funded hotel owned by a mayoral donor that was closed to reg-

ular paying guests at the time. “We have this great relationship of minding each others’ own business.”

On Friday, a reporter for THE CITY had also attempted to ask Adams about Greco’s and Coleman’s stay in the city-funded hotel, following a press conference related to the city’s lifeguards.

The mayor, who insists on only addressing reporters’ “off topic” questions on Tuesdays, blew a lifeguard whistle as he walked into City Hall and said, “That’s a foul.”


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# In Some Local Elections, Americans Break Voting Ties in Crazy Ways

## From Tossing Coins to Pulling Cards Out of a Deck

By **Ismar Volic**  
The Conversation

Commentators and observers are concerned about the possibility of a tie in the November 2024 presidential election. One possibility is that both major-party candidates end up with 269 electoral votes — one short of the 270 required to claim victory. Another scenario is that Robert F. Kennedy Jr., who appears to be attracting significant interest from the voters, collects a few electoral votes, preventing Biden or Trump from reaching the magic 270.

But then what? In recent decades, election ties have happened all over the country and have been resolved through bizarre, often comical procedures. The common feature of these methods is that the people's wishes play no part in them. The voters are entirely removed from what is supposed to be a democratic process.

### Strange tiebreakers

For instance, a 2006 local school board election in Alaska was decided by a coin toss, reelecting a woman who had actually died on Election Day.

In June 2009, candidates Thomas McGuire and Adam Trenk tied in the race for a City Council seat in Cave Creek, Arizona. They each got 660 votes. The town judge pulled a deck of cards from a cowboy hat, shuffled it and asked McGuire and Trenk to draw. McGuire drew the six of hearts. Trenk drew the king of hearts and got the seat on the council.

A 2014 city council election in Florida was resolved by a series of steps involving a coin flip and a bag of numbered ping-pong balls.

And in January 2018, an official of the Virginia State Board of Elections, adhering to rules set forth in 1705, dipped his hand into a ceramic bowl made by a local artist and drew out one of the two containers in it. The paper inside that container said

“David Yancey,” indicating that Yancey, a Republican, had won a seat in the Virginia House of Delegates. This was the final resolution of a tied election in which Yancey and Democratic opponent Shelley Simmonds each received 11,607 votes.

Other election ties have been resolved by drawings out of a top hat and a tricorne hat.

### A range of rules

The rules for tiebreaking differ from place to place. New Mexico law mandates that a tie should be resolved by a game of chance, such as poker, while Nevada caucus ties call for drawing cards from a deck that has been shuffled at least seven times, with the highest card winning.

In research for my 2024 book “Making Democracy Count: How Mathematics Improves Voting, Electoral Maps and Representation,” I found that more than half the states have some such lot-drawing or gaming procedure for breaking ties. Some require a runoff election to be held between the tying candidates, while some have the governor or the state board of elections decide the winner. In all cases, the course of action is either random, left to personal or political whims, or starts the election process over from the beginning.

### More than half the votes?

This theater of the absurd doesn't play out only on local stages. One of the most bewildering sets of tiebreaker rules applies to the nation's biggest election, the one for president of the United States.

As initially set out in Article 2 of the U.S. Constitution, the winner of a presidential election must win more than half of the Electoral College votes. But if nobody gets a majority, which at present is 270, the decision goes to the House of Representatives.



The nonsense that happens next is manifold. First, according to the 12th Amendment, the House can choose from the top three finishers in the electoral vote count. So the winner does not have to be the winner of the popular vote, or even either of the two people who tied in the initial electoral count.

The 435 representatives in the House don't each get to vote, either. Rather, each state's delegation as a whole gets one vote. So there are 50 voters, all equal. At this stage, California and Wyoming have the same power, as do each of the other 48 states. Never mind that California has about 66 times more people than Wyoming and 52 times the number of representatives.

If a state delegation — all its representatives combined — can't agree or is split down the middle, it loses its vote. The winner must get votes from a majority of states. Any gridlock in the process would have to be resolved by wheeling and dealing among the House members.

That's the process for choosing a president. If nobody gets a majority in the Electoral College, the Senate would elect the vice president, though the rules are slightly different: Each senator gets to vote individually, and they can choose from only the top two recipients of electoral votes for the vice presidency. A simple majority of senators is necessary to declare a winner, according to the 12th Amendment. It's not clear what would happen if the Senate vote resulted in a tie, though resolving it would also likely involve political scheming.

These parallel processes mean that the House could elect a president from one party while the Senate elects the vice president from the other. And if the House can't agree on a president, but the Senate selects a vice president, then the vice president-elect becomes president until the House decides.

### Ending in a tie

Ties have happened before in presidential elections. The first occurred in 1800. After Thomas Jefferson and Aaron Burr each received 73 Electoral College votes, the 16 states of the Union voted 36 times to

elect one of them but ended in a tie themselves. Jefferson was finally elected president on the 37th vote. Burr became vice president.

But Jefferson and Burr had been running mates, not opponents, so the result highlighted a complication in the original Constitution. In 1804, the 12th Amendment was passed to clarify the process of electing the president and vice president, in particular to require separate electoral votes be cast for the two.

In 1824, though, the presidential election went to the House again. Andrew Jackson, who ran as a political outsider, won the popular vote and more electoral votes than the other three candidates, though not a majority. After political maneuvering, the House chose the person who had come in second, John Quincy Adams — an insider Jackson had opposed — as the president.

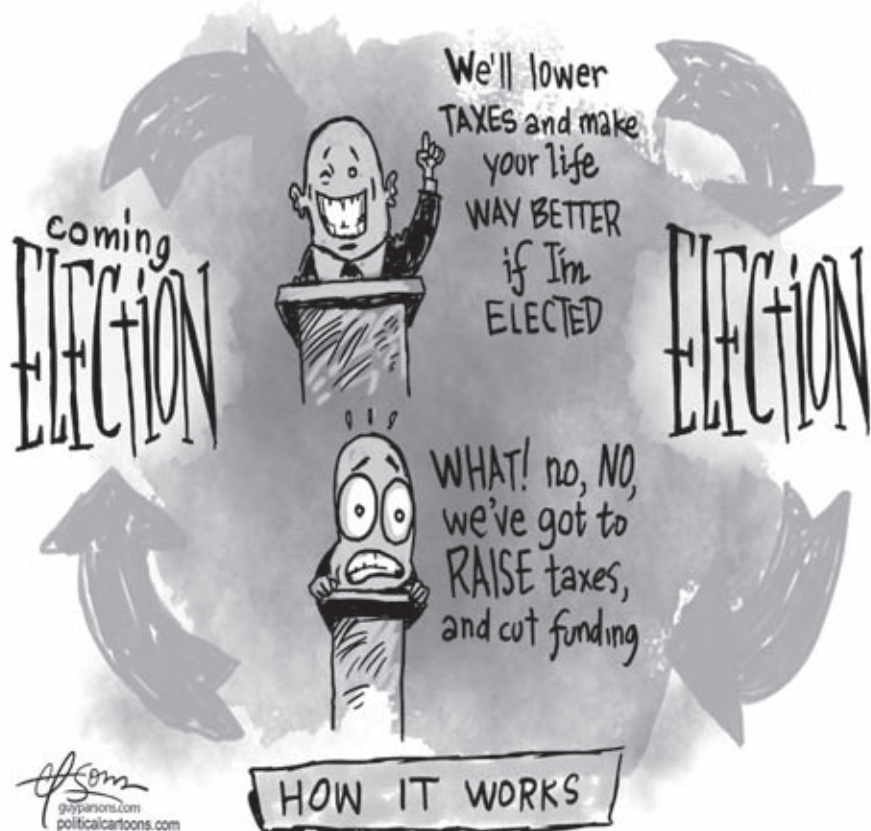
### A key weakness in U.S. elections

All these tiebreaking methods are, in essence, arbitrary. Chance, not the people, decides who gets to act as the representative of the people. But the tiebreakers are necessary only because of a key weakness of the way most Americans vote for most offices: Voters cast a ballot for the one person they prefer, and winners are chosen by who gets the most votes.

The shortcoming is that voters identify only their top choice, so the process provides no information that could be used to break ties in some informed way. What's left is dependence on centuries-old traditions, rules and laws that are at best inappropriate for our time and are frequently just plain ridiculous.

For presidential elections, abolishing the Electoral College or otherwise amending the methods by which states assign electoral votes wouldn't help — because ties in the popular vote could still happen at either the state or national levels. They might be less likely with so many people voting, but they would still be mathematically possible, so any new system would need to incorporate a method for handling ties.

*Ismar Volic is a professor of mathematics and director of the Institute for Mathematics and Democracy, Wellesley College.*







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NOTICE IS HEREBY GIVEN, PURSUANT TO LAW, THAT THE FOLLOWING PROPOSED REVOCABLE CONSENT HAS BEEN SCHEDULED FOR A PUBLIC HEARING BY THE NEW YORK CITY DEPARTMENT OF TRANSPORTATION. THE PUBLIC HEARING WILL BE HELD REMOTELY VIA ZOOM, COMMENCING ON JUNE 20, 2024, AT 11:00 AM, ON THE FOLLOWING PETITION FOR REVOCABLE CONSENT: JOIN ZOOM MEETING DIGITALLY: [HTTPS://ZOOM.US/J/91467302621](https://zoom.us/j/91467302621) JOIN THE ZOOM MEETING BY PHONE: +1-929-205-6099 MEETING NUMBER (ACCESS CODE): 914 6730 2621 IN THE MATTER OF A PROPOSED REVOCABLE CONSENT AUTHORIZING WINGS & SEAFOOD, TO MAINTAIN, OPERATE, AND USE A ROADWAY CAFE FOR A TERM OF FOUR YEARS ADJACENT TO THE PROPOSED REVOCABLE CONSENT IS FOR A TERM OF FOUR YEARS ADJACENT TO, 785 FAIRVIEW AVE IN THE BOROUGH OF QUEENS. #217960

## NOTICE OF PUBLIC SALE CO-OP APARTMENT

PLEASE TAKE NOTICE, THAT PURSUANT TO ARTICLE 9 OF THE UNIFORM COMMERCIAL CODE, STEPHAN G. MARCELIN, AUCTIONEER, JOHN WILLIAM O'KEEFE, AUCTIONEER, OR TERENCE GEE, AUCTIONEER WILL SELL AT PUBLIC AUCTION WITH RESERVE TO THE HIGHEST BIDDER, QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435, AT 9:00 A.M. ON JUNE 7, 2024, SECURITY CONSISTING OF 168 SHARES OF PARK CITY 3&4 APARTMENTS, INC., IN THE NAME OF ANTOINE NIEVES, AND ALL RIGHT, TITLE AND INTEREST IN AND TO A PROPRIETARY LEASE FOR COOPERATIVE, LOCATED IN A BUILDING KNOWN AS AND BY THE STREET ADDRESS 97-10 62ND DRIVE, APT 5A, REGO PARK, NEW YORK 11374 BETWEEN ANTOINE NIEVES AS LESSEE, AND PARK CITY 3&4 APARTMENTS, INC. AS LESSOR. THIS SALE IS HELD TO SATISFY AN INDEBTEDNESS OF THE UNPAID PRINCIPAL BALANCE, INTEREST, ATTORNEY FEES, AND ADVANCES THROUGH JUNE 7, 2024, AND TO ENFORCE THE RIGHTS OF THE U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2021-RP5. ALL OTHER STATES FC IN CITIGROUP MORTGAGE LOAN TRUST 2021-RP5, THE "SECURED PARTY", ARISING UNDER A SECURITY AGREEMENT DATED JANUARY 29, 2014, EXECUTED BY AND BETWEEN ANTOINE NIEVES AND JPMORGAN CHASE BANK, N.A. THE SECURED PARTY RESERVES THE RIGHT TO BID. THE CO-OP APARTMENT WILL BE SOLD "AS IS", SUBJECT TO OPEN COMMON CHARGES, AND POSSESSION IS TO BE OBTAINED BY THE PURCHASER. DATED: APRIL 29, 2024 KNUCKLES & MANFRO, LLP ATTORNEYS FOR SECURED PARTY 120 WHITE PLAINS ROAD SUITE 215 TARRYTOWN, NY 10591 (914) 345-3020 #217612

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS JPMORGAN CHASE BANK NATIONAL ASSOCIATION, PLAINTIFF AGAINST BEVERLY SPURLING A/K/A BEVERLY H. SPURLING NATHAN; ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED AUGUST 27, 2021 AND AMENDED APRIL 1, 2024 I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION AT THE STEPS OF QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JUNE 21, 2024 AT 10:15AM, PREMISES KNOWN AS 217-04 135TH AVENUE, LAURELTON, NY 11413. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 13015 LOT 21. APPROXIMATE AMOUNT OF JUDGMENT \$617,834.71 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX# 711665/2017. THE AUCTION WILL BE CONDUCTED PURSUANT TO THE COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTY ESTABLISHED BY THE ELEVENTH JUDICIAL DISTRICT. PETER WOLF, 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 12, 2024 #217815

## 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., ALTERNATIVE LOAN TRUST 2004-28CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-28CB, PLAINTIFF AGAINST LUIS E. MARTINEZ, 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 NOVEMBER 13, 2019, 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 21, 2024 AT 10:45 AM. PREMISES KNOWN AS 102-48 A/K/A 10248 NICOLLS AVENUE, CORONA A/K/A FLUSHING, NY 11386. BLOCK 1983 LOT 24. 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 \$727,036.74 PLUS INTEREST, FEES, AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO 703734/2014. FOR SALE INFORMATION, PLEASE VISIT [WWW.AUCTION.COM](http://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. REFEREE WILL ONLY ACCEPT A CERTIFIED BANK CHECK MADE PAYABLE TO THE REFEREE. LESLIE FEIFER, ESQ., REFEREE FILE # 701.069789-1 #217816

## 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](http://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 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST VCC 2020-MC1, PLAINTIFF AGAINST ABDUL JOLIL, 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

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS CHAMPION MORTGAGE COMPANY, -AGAINST- JOHN D. BECK AS EXECUTOR OF THE ESTATE OF BARBARA E. BECK A/K/A BARBARA E. JACKSON BECK, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON SEPTEMBER 6, 2023, WHEREIN CHAMPION MORTGAGE COMPANY IS THE PLAINTIFF AND JOHN D. BECK AS EXECUTOR OF THE ESTATE OF BARBARA E. BECK A/K/A BARBARA E. JACKSON BECK, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION RAIN OR SHINE ON THE COURTHOUSE STEPS OF THE QUEENS COUNTY COURTHOUSE, 88-11 SUTPHIN BLVD., JAMAICA, NY 11435, ON JUNE 28, 2024 AT 12:30PM, PREMISES KNOWN AS 1414 WHEATLEY STREET, FAR ROCKAWAY, NY 11691; AND THE FOLLOWING TAX MAP IDENTIFICATION: 15532-7. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO: 717200/2021. STEVEN P. GOLDENBERG, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES. #218036

## NOTICE OF SALE

SUPREME COURT QUEENS COUNTY MTGLQ INVESTORS, L.P., PLAINTIFF AGAINST FERNANDO MACIAS, 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 JANUARY 14, 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 JUNE 28, 2024 AT 11:15 AM. PREMISES KNOWN AS 34-49 111TH STREET, CORONA, NY 11368. BLOCK 1755 LOT 77. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF QUEENS, CITY AND STATE OF NEW YORK. APPROXIMATE AMOUNT OF JUDGMENT IS \$1,358,936.43 PLUS INTEREST, FEES, AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO 702059/2015. 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. ISA A. ABDUR-RAHMAN, ESQ., REFEREE FILE # FSLNC125 #217968

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A. AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-AR8, PLAINTIFF AGAINST CURTIS LEE A/K/A CUR-

TIS T. LEE, JR. A/K/A CURTIS LEE, JR.; ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED JANUARY 21, 2020 AND AMENDED OCTOBER 18, 2023, I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION AT THE STEPS OF QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JUNE 28, 2024 AT 10:45AM, PREMISES KNOWN AS 118-28 204TH STREET, SAINT ALBANS, NY 11412. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE FOURTH WARD OF THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NY, BLOCK 12638 LOT 8. APPROXIMATE AMOUNT OF JUDGMENT \$617,240.89 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX# 705681/2018. THE AUCTION WILL BE CONDUCTED PURSUANT TO THE COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTY ESTABLISHED BY THE 11TH JUDICIAL DISTRICT. KATHERINE HUANG, 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: MAY 3, 2024 #217969

## NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS CHAMPION MORTGAGE COMPANY, -AGAINST- JOHN D. BECK AS EXECUTOR OF THE ESTATE OF BARBARA E. BECK A/K/A BARBARA E. JACKSON BECK, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON SEPTEMBER 6, 2023, WHEREIN CHAMPION MORTGAGE COMPANY IS THE PLAINTIFF AND JOHN D. BECK AS EXECUTOR OF THE ESTATE OF BARBARA E. BECK A/K/A BARBARA E. JACKSON BECK, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION RAIN OR SHINE ON THE COURTHOUSE STEPS OF THE QUEENS COUNTY COURTHOUSE, 88-11 SUTPHIN BLVD., JAMAICA, NY 11435, ON JUNE 28, 2024 AT 12:30PM, PREMISES KNOWN AS 1414 WHEATLEY STREET, FAR ROCKAWAY, NY 11691; AND THE FOLLOWING TAX MAP IDENTIFICATION: 15532-7. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO: 717200/2021. STEVEN P. GOLDENBERG, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES. #218036



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## Harvey Weinstein may face new charges as more accusers come forward, New York prosecutors say

By Philip Marcelo  
Associated Press

Manhattan prosecutors told a judge Wednesday they are evaluating more claims of sexual misconduct made against Harvey Weinstein and could potentially seek a new indictment against him before his scheduled retrial on rape and sexual assault charges.

Assistant District Attorney Nicole Blumberg said during a court hearing that additional people have come forward with assault claims and prosecutors are currently assessing which fall under the statute of limitations.

She said some potential survivors that were not ready to step forward during Weinstein's first New York trial may now be willing to testify.

When asked by Judge Curtis Farber whether there was a possibility of prosecutors filing a new indictment, Blumberg replied: "Yes, your honor."

Blumberg said prosecutors would be in a better position to update the court on the direction of the case at the end of June.

Farber set the next hearing date for July 9. The retrial on the rape charge is tentatively scheduled for some time after Labor Day.

Weinstein's lawyer, Arthur Aidala, told reporters outside the courthouse after the hearing that his client was confident no additional accusers would be found to bolster the prosecution's case.

"He knows he's never done anything like this," Aidala said of Weinstein.

Weinstein, appearing in the same New York City courthouse where former President Donald Trump is on trial, entered the court in a wheelchair, as he has during other recent court hearings since his 2020 conviction was tossed out.

Weinstein has suffered from medical problems throughout his time in jail, his lawyers have said. He is currently at the city's Rikers Island jail complex.

Earlier in the hearing, Farber addressed a letter from prosecutors last week requesting the court to remind Weinstein's lawyers not to discuss or disparage potential witnesses in public ahead of the retrial.

Manhattan District Attorney Alvin Bragg's office argues that Aidala made statements earlier this month that were meant to intimidate Miriam Haley, a former TV and film production assistant who Weinstein was convicted of sexually assaulting.

Aidala, Weinstein's lawyer, apologized to the judge, saying he didn't intend to intimidate anyone.

But he said his client is also entitled to a "vigorous defense," and that it is the de-

fense's position that "lies were told at the last trial, and will be told at this one."

Aidala argued lawyers for Weinstein's accusers have been holding press conferences criticizing Weinstein throughout his legal ordeal.

"Who gets to stand up for Harvey Weinstein?" he asked in court. "Who gets to be his voice?"

Farber, in response, directed both sides to "refrain from pandering to the press," saying the case will "not be decided in the court of public opinion" but in the court of justice.

Haley didn't attend Wednesday's hearing and has expressed reluctance about going through the trauma of testifying again.

Her lawyer Gloria Allred said outside the courthouse that her client hasn't made a decision yet about whether she'll participate in the retrial.

But Allred called on Aidala to apologize to Haley for the "unwarranted, vicious and false" attack on her, made in the courtroom earlier Wednesday. Aidala declined, speaking to reporters later.

Speaking outside of court on May 1, Aidala said Haley lied to the jury about her motive in coming forward and that his team planned an aggressive cross-examination on the issue "if she dares to come and show her face here."

Weinstein's original trial was held in the same courtroom where Trump is on trial now, but the two men were unlikely to bump into each other. Weinstein is in custody and was brought to and from the courtroom under guard. He appeared in a courtroom on a different floor than where Trump is currently on trial.

At his 2020 trial, Weinstein was convicted of raping Jessica Mann, an aspiring actor, and of sexually assaulting Haley. But last month New York's highest court threw out those convictions after determining that the trial judge unfairly allowed testimony against him based on allegations from other women that weren't part of the case. Weinstein, 72, has maintained that any sexual activity was consensual.

The Associated Press does not generally identify people alleging sexual assault unless they consent to be named, as both Haley and Mann have.

The New York ruling reopened a painful chapter in America's reckoning with sexual misconduct by powerful figures. The #MeToo era began in 2017 with a flood of allegations against Weinstein.

Weinstein, who had been serving a 23-year sentence in New York, was also convicted in Los Angeles in 2022 of another rape and is still sentenced to 16 years in prison in California.

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legal advertising manager at [Legals@queenspublicmedia.com](mailto:Legals@queenspublicmedia.com)



## Liberty Look to Snap Skid Vs. Mercury

**New York hosted Phoenix in opener of three-game homestand**

By John Torenli, Sports Editor  
Brooklyn Daily Eagle

The New York Liberty decided to run it back in 2024 after flirting with their first-ever WNBA title last fall.

No one, especially not head coach Sandy Brondello, told them it was going to be easy.

“We have a few holes at the moment,” Brondello ceded after Saturday’s 84-67 loss at Minnesota, New York’s second straight defeat since a sparkling 4-0 start to this much-anticipated campaign.

“We still believe in this team,” she added. “Facing some adversity now is not a bad thing for us. It will help us grow.”

The Liberty (4-2), who made it to the Finals for the first time since 2002 in October, gave the ball away 14 times during last Thursday’s 90-81 home loss to Chicago before going to visit the Lynx and committing 18 more turnovers.

New York has also watched former WNBA Most Valuable Player Jonquel Jones struggle during its recent slump.

The 6-foot-6 power forward and seven-year veteran has managed only 12 points and 10 rebounds in her last two games after averaging 17.3 points and 9.5 boards during the Liberty’s previously perfect start.

She also committed eight turnovers and amassed 10 fouls during this ongoing slide, leaving her powerless to play with the same physicality that has made her one of the league’s most consistently dominant players.

“We need JJ. She’s a key piece of what we’re trying to do,” noted Brondello after watching Jones struggle to put up four points on 1-of-5 shooting in 28 minutes Saturday afternoon.

Jones’ recent woes aside, New York has



The New York Liberty tried to avoid their first three-game losing streak since July 2022 on Wednesday when they hosted the Phoenix Mercury.

AP Photo by Frank Franklin II

had two days of practice to put things back in focus before it hosts the Phoenix Mercury (3-3) at Downtown’s Barclays Center Wednesday night in the opener of a three-game homestand.

“We just have to have a lot more discipline. (Eighteen turnovers) made it hard for us to stay in the game,” Brondello said.

Reigning league MVP Breanna Stewart did her part in New York’s back-to-back losses, piling up 38 points and 21 rebounds, giving her double-doubles in each of her last three contests.

But the Liberty fell behind 31-17 after one quarter against the Lynx, and found themselves down by eight points at the half against Chicago.

New York has watched its last two opponents bury 21 of its 48 shots from beyond the arc while making just 15 of its 51 attempts from outside the 3-point line.

“I think defensively we weren’t great, on our rotations and our scrambles out,” Stewart said after Minnesota made half of its 38 3-balls. “They have shooters all over the floor.”

Fortunately, the Liberty did reveal one of their newest weapons Saturday.

Free-agent rookie forward Leonie

Fiebich, previously a standout on the European circuit, scored a career-high 11 points on 4-of-7 shooting, including 3-of-5 from long range, against the Lynx.

“It’s great to see Leo come out and be aggressive and make some shots,” gushed Brondello. “She’s versatile. We think she’s going to get better and better and have a great WNBA career.”

“For me it’s always fun to be on the floor to be around my teammates,” added Fiebich. “I love to shoot the ball and they put me in a good spot today. I will just continue to fill gaps. Whatever the team needs.”

Phoenix was coming off back-to-back losses as well.

The Mercury’s shooting was even more disappointing from beyond the arc Tuesday as they went a WNBA record-low 1-of-27 from 3-point land in a 70-47 drubbing at the hands of the unbeaten Connecticut Sun.

WNBA legend Diana Taurasi misfired on all seven of her long-range shots and Phoenix committed 20 turnovers to slip back to .500 on the year.

Natasha Cloud led the Mercury with nine points, and Sophie Cunningham grabbed nine caroms.

Last season, the Liberty swept all three meetings from Phoenix, including a 99-95 win at Barclays in the Mercury’s last visit on July 5.

Stewart, well on her way to setting a new WNBA single-season scoring record, poured in 43 points that night as New York squandered a 20-point advantage before pulling the game out down the stretch.

“Things don’t always go our way, but we continue to grind it out,” Stewart said after the epic performance.

**GIVE ME LIBERTY:** Stewart became the fifth-fastest player in league history to reach 2,000 rebounds last weekend, pulling down a rebound in the third quarter for the milestone. She currently leads the WNBA with four double-doubles. ... All-Star Liberty guard Sabrina Ionescu has made at least one 3-pointer in each of her last 31 games, the longest current streak in the league. ... After hosting Phoenix on Wednesday, the Liberty will welcome Washington here on Friday before rookie phenom Caitlin Clark and the Indiana Fever visit the corner of Atlantic and Flatbush for the second time on Sunday night.



Diana Taurasi and the Phoenix Mercury tried to rebound from the worst 3-point shooting effort in WNBA history Wednesday at Downtown’s Barclays Center.

AP Photo by Ian Maule



Sabrina Ionescu tried to extend her streak of consecutive games with a 3-pointer Wednesday when New York hosts Phoenix in Brooklyn.

AP Photo by Frank Franklin II





# Our World In Pictures



**INDIA — The closest thing to a shady bush they can find:** Several Chinkara gazelle fawns rest in the plumage of a peacock at an animal rescue center on a hot summer day in Bikaner, Rajasthan, India, Thursday, May 23, 2024.

Photo: Dinesh Gupta/AP



**FRANKFURT — Taking stock, and citizens help:** A bumblebee flies between poppy flowers near the buildings of the banking district in Frankfurt, Germany, Friday, May 24, 2024. The Nature And Biodiversity Conservation Union, or NABU, invited people to spend an hour counting the insects they see in a 10-meter radius (33-foot) radius and report what they see to NABU. The Citizen-Science-Project named "Insect Summer" is set from May 31 to June 9 and Aug. 2 to Aug. 11, 2024.

Photo: Michael Probst/AP



**DALLAS — Leaping, grabbing, slapping... ball is elusive:** Dallas Mavericks guard Jaden Hardy (1) scores past Minnesota Timberwolves forward Kyle Anderson, right, during the second half in Game 4 of the NBA basketball Western Conference finals, Tuesday, May 28, 2024, in Dallas.

Photo: Julio Cortez/AP



**SOUTH AFRICA — Turning point at the ballot box:** A voter fills out a ballot paper during general elections in Nkandla, Kwazulu Natal, South Africa, Wednesday May 29, 2024. South Africans are voting in an election seen as their country's most important in 30 years, and one that could put them in unknown territory in the short history of their democracy, the three-decade dominance of the African National Congress party being the target of a new generation of discontent in a country of 62 million people — half of whom are estimated to be living in poverty.

Photo: Emilio Morenatti/AP





# Our World In Pictures

**PANAMA — Overbuilt island — where is their Central Park?** Buildings cover Gardi Sugdub Island, part of San Blas archipelago off Panama's Caribbean coast, Saturday, May 25, 2024. Due to rising sea levels, about 300 Guna Indigenous families will relocate to new homes, built by the government, on the mainland.

Photo: Matias Delacroix/AP



**MANHATTAN — 'What? You want me to sing the Star Spangled Banner now?':** Donald Trump sits in Manhattan Criminal Court in New York, Wednesday, May 29, 2024.

Photo: Jabin Botsford/The Washington Post via AP, Pool



**PARIS — Ons on point — taking another jab at the championship:** Tunisia's Ons Jabeur celebrates winning her second-round match of the French Open tennis tournament against Colombia's Camila Osorio at the Roland Garros stadium in Paris, Wednesday, May 29, 2024.

Photo: Christophe Ena/AP



**GRINDAVIK — This is the one that sends people running:** A volcano spews lava in Grindavik, Iceland, Wednesday, May 29, 2024. The volcano in southwestern Iceland is erupting, spewing red streams of lava in its latest display of nature's power. A series of earthquakes before the eruption Wednesday triggered the evacuation of the popular Blue Lagoon geothermal spa.

Photo: Marco di Marco/AP



# A Brooklyn ‘gifted’ school wins first waiver to opt out of NYC’s literacy curriculum mandate

By Alex Zimmerman  
Chalkbeat

After a Brooklyn school’s yearlong fight to be exempt from New York City’s sweeping reading curriculum mandate, officials have quietly granted their request.

The Brooklyn School of Inquiry, a K-8 gifted and talented program known as BSI, is the first school to win permission to sidestep Chancellor David Banks’ signature literacy initiative requiring all elementary schools use one of three city-approved reading curriculums.

The decision to grant a waiver comes at a crucial moment. Nearly half of the city’s 32 local school districts adopted new curriculums this school year, and all districts must follow suit by September. The move may prompt other school communities to clamor for an exemption.

But as city officials have not laid out clear criteria for exemptions, observers raised equity questions about the process, saying it may favor parents with the time and know-how to mobilize.

Banks has staked much of his education agenda on the idea that the city can improve literacy rates by mandating schools use a small number of vetted programs, as campuses across the city have long embraced popular curriculums that have been discredited. Many literacy experts and advocacy groups, including the city’s teachers union, support the effort.

Students and families from BSI, however, have repeatedly shown up at public meetings to critique their school’s new curriculum, created by the company Houghton Mifflin Harcourt. They even won an impromptu sit-down with top officials, including Dan Weisberg, the Education Department’s second-in-command, after testifying at a public meeting last month.

Instead of reading full books with discussions of theme and plot, the BSI students explained that they’re now focusing on shorter excerpts from a textbook followed by short-answer responses. The curriculum sapped their lessons of joy and rigor, they claimed. (A spokesperson for Houghton Mifflin Harcourt previously said the curriculum also includes opportunities to read full books.)

That advocacy paid off. An Education Department spokesperson confirmed the school was granted a waiver due to its high academic performance and is in the process of selecting a new program. About 90% of the school’s students in grades 3-8 are proficient in reading, according to state tests, about 40 points higher than the city average.

“This was very much about preserving and maintaining the unique progressive vision of this school, which we felt was threatened,” said Alina Lewis, a parent association member at BSI who helped spearhead the campaign for the exemption. “While it’s great that my kid can now read a book, every single kid in the city should be able to read



Students at the Brooklyn School of Inquiry were required to begin using a new reading curriculum this year under a new curriculum mandate. After intense pushback from families, the school was recently granted an exemption — the first school in the city to earn a waiver.

Christina Veiga / Chalkbeat

rich literature.”

Houghton Mifflin Harcourt’s curriculum, Into Reading, is the most popular choice — required in 22 of the city’s 32 local districts. It has also faced the most criticism.

Parent leaders at schools beyond BSI worry that the new mandate may brush aside project-based philosophies or other teacher-created lessons that make their schools unique.

## Lack of transparent exemption process raises equity concerns

Tensions about whether or not to offer waivers have been rising for months — and the Education Department has vacillated about how the process would work.

Officials initially said that only a small slice of schools with reading proficiency rates above 85% would be eligible, a threshold that Banks recently echoed. But even as students and parents pressed their case at BSI, the school’s superintendent didn’t appear to budge.

“There’s currently no process in place for an exception or a waiver,” District 20 Superintendent David Pretto said at a heated February education council meeting.

Last month, Education Department spokesperson Nicole Brownstein said some schools were under consideration for an exemption, but the schools ultimately decided to stick with the mandated reading programs. Brownstein did not answer questions about what prompted the reversal in BSI’s case nor did she say what specific criteria the city is using to determine eligibility for waivers.

The principal of BSI did not respond to a request for comment.

That lack of clarity around the criteria for waivers raised eyebrows among experts who worry that exemptions could simply go to better-resourced schools with more vocal parent leaders. Fewer than 40% of students at BSI come from low-income families compared with 72% city-wide. More than half the school’s students are white, a group that represents about 15% of the city’s public school enrollment.

Susan Neuman, a New York University literacy expert, said offering some waivers is appropriate given the wide variety of schools that the city operates. BSI, she said, “has incredible kids that are doing really, really well and they found the new curriculum is boring, so I think [the waiver] is

a wise decision.”

But Neuman also worries the city’s efforts to persuade schools to use new materials could lose credibility if officials don’t explain how those exemptions are doled out.

“The DOE is going to have to come up with some very, very strict guidelines so it’s not about ... who is screaming the loudest,” she said. “It sounds like this one was done in the back door, and that’s not the way policy should work.”

This isn’t the first time Education Department officials have faced questions about whether all schools will face the same pressure to use new curriculum materials.

The superintendent of Brooklyn’s District 15 said earlier this year that some campuses would not be forced to implement the curriculums as rigorously compared with a nearby district that educates a higher share of low-income children. Top education officials swiftly clarified that student demographics would not play a role in how the new classroom materials are implemented.

“There’s no difference in how we’re implementing based on demographics of kids,” Deputy Chancellor Weisberg said last month. “That’s actually a pretty disturbing suggestion.”

## What’s next for BSI?

It’s unclear exactly what reading curriculums BSI will use next school year — and Education Department officials did not say how the selection process will work.

Officials emphasized the school will continue to use a phonics program that teaches the relationship between sounds and letters, which is also required on campuses citywide. Those lessons are typically separate from a school’s core reading curriculum.

The citywide reading curriculum mandate has only applied to elementary schools — with superintendents charged with picking one of the three approved curriculums for all of their schools. But Pretto, BSI’s superintendent, took that one step further and mandated Houghton Mifflin Harcourt in middle schools. Lewis said her understanding is BSI would not be required to use the curriculum at any grade level. Pretto did not respond to a request for comment.

As city officials are considering curriculum overhauls in a wider range of subjects and grade levels, Lewis said she hopes the city takes community engagement more seriously.

“It has to be a nuanced, community-driven, bottom up conversation,” she said. “It can’t be a rigid, top-down imposition — that’s not going to work.”

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



New York City’s Education Department is working to overhaul the way elementary schools teach children to read.

Michael Appleton / Mayoral Photography Office



# Jury deliberations begin in Donald Trump's hush money criminal case

By Michael R. Sisak, Jennifer Peltz,  
Eric Tucker and Michelle L. Price  
Associated Press

Jury deliberations began Wednesday in Donald Trump's hush money trial, placing the outcome of the history-making case in the hands of a dozen New Yorkers who have vowed to be fair and impartial in the face of their unprecedented task.

The jury of seven men and five women was sent to a private room just before 11:30 a.m. to begin weighing a verdict in the first criminal trial of a former U.S. president. The jurors' discussions will be secret, though they can send notes to the judge asking to rehear testimony. That's also how they will notify the court of a verdict, or if they are unable to reach one.

"It is not my responsibility to judge the evidence here. It is yours," Judge Juan M. Merchan told jurors.

Trump struck a pessimistic tone after leaving the courtroom following an hourlong reading of jury instructions, repeating his assertions of a "very unfair trial" and saying: "Mother Teresa could not beat those charges, but we'll see. We'll see how we do."

Trump and his lawyers, along with prosecutors, were instructed to remain inside the courthouse during deliberations. While waiting behind closed doors there, he continued making a series of posts on his social media network complaining about the trial and quoting legal and political commentators who view the case in his favor.

In one post, written in all-capital letters, he said: "I don't even know what the charges are in this rigged case — I am entitled to specificity just like anyone else." He added, "There is no crime!"

Trump is charged with 34 counts of falsifying business records at his company in connection with an alleged scheme to hide potentially embarrassing stories about him during his 2016 Republican presidential election campaign.

The charge, a felony, arises from reimbursements paid to then-Trump lawyer Michael Cohen after he made a \$130,000 hush money payment to porn actor Stormy Daniels to silence her claims that she and Trump had sex in 2006. Trump is accused of misrepresenting Cohen's reimbursements as legal expenses to hide that they were tied to a hush money payment.

Trump has pleaded not guilty and contends the Cohen payments were for legitimate legal services. He has also denied the alleged extramarital sexual encounter with Daniels.

To convict Trump, the jury would have to find unanimously that he created a fraudulent entry in his company's records, or caused someone else to do so, and that he did so with the intent of committing or concealing another crime.

The crime prosecutors say Trump committed or hid is a violation of a New York election law



Former President Donald Trump appears at Manhattan criminal court as jurors are expected to begin deliberations in his criminal hush money trial in New York, Wednesday, May 29, 2024.

Charly Triballeau/Pool Photo via AP

making it illegal for two or more conspirators "to promote or prevent the election of any person to a public office by unlawful means."

While the jury must unanimously agree that something unlawful was done to promote Trump's election campaign, they don't have to be unanimous on what that unlawful thing was.

The jurors — a diverse cross-section of Manhattan residents and professional backgrounds — often appeared riveted by testimony in the trial, including from Cohen and Daniels. Many took notes and watched intently as witnesses answered questions from Manhattan prosecutors and Trump's lawyers.

Jurors started deliberating after a marathon day of closing arguments in which a prosecutor spoke for more than five hours, underscoring the burden the district attorney's office faces in needing to establish Trump's guilt beyond a reasonable doubt.

A defense lawyer spoke for about half that time; the Trump team need not establish his innocence to avoid a conviction but must instead bank

on at least one juror finding that prosecutors have not sufficiently proved their case.

Earlier Wednesday, the jury received instructions in the law from Merchan, who offered some guidance on factors the panel can use to assess witness testimony, including its plausibility, its consistency with other testimony, the witness' manner on the stand and whether the person has a motive to lie.

But, the judge said, "there is no particular formula for evaluating the truthfulness and accuracy of another person's statement."

The principles he outlined are standard but perhaps all the more relevant after Trump's defense leaned heavily on questioning the credibility of key prosecution witnesses, including Cohen.

Merchan also instructed jurors on the concept of accessory liability, under which a defendant can be held criminally responsible for someone else's actions.

That's a key component of the prosecution's theory of the case because, while Trump signed some of the checks at issue, people working for

his company processed Cohen's invoices and entered the transactions into its accounting system.

In order to hold Trump liable for those actions, Merchan said jurors must find beyond a reasonable doubt that he solicited, requested or commanded those people to engage in that conduct and that he acted intentionally.

Prosecutor Joshua Steinglass touched on accessory liability in his closing argument Tuesday, telling jurors: "No one is saying the defendant actually got behind a computer and typed in the false vouchers or stamped the false invoices or printed the false checks."

"But he set in motion a chain of events that led to the creation of the false business records," Steinglass said.

Any verdict must be unanimous. During deliberations, six alternate jurors who also sat through every minute of the trial will be kept at the courthouse in a separate room in case they are needed to replace a juror who falls ill or is otherwise unavailable. If that happens, deliberations will start anew once the replacement juror is in place.

## Alito rejects calls to quit Supreme Court cases on Trump and Jan. 6 because of flag controversies

By The Associated Press

Justice Samuel Alito is rejecting calls to step aside from Supreme Court cases involving former President Donald Trump and Jan. 6 defendants because of the controversy over flags that flew over his homes.

In letters to members of Congress on Wednesday, Alito said his wife was responsible for flying an upside-down flag over his home in 2021 and an "Appeal to Heaven" flag at his New Jersey beach house last year.

Neither incident merits his recusal, he wrote. "I am therefore duty-bound to reject your recusal request," he wrote.

The court is considering two major cases related to the Jan. 6, 2021, attack by a mob of Trump supporters on the Capitol, including charges faced by the rioters and whether Trump has immunity

from prosecution on election interference charges.

Alito has rejected calls from Democrats in the past to recuse on other issues.

The New York Times reported that an inverted American flag was seen at Alito's home in Alexandria, Virginia, less than two weeks after the attack on the Capitol. The paper also reported that an "Appeal to Heaven" flag was flown outside of the justice's beach home in New Jersey last summer. Both flags were carried by rioters who violently stormed the Capitol in January 2021 echoing Trump's false claims of election fraud.

Alito said he was unaware that the upside-down flag was flying above his house until it was called to his attention. "As soon as I saw it, I asked my wife to take it down, but for several days, she refused," he wrote in nearly identical letters to Democrats in the House and Senate.



Associate Justice Samuel Alito joins other members of the Supreme Court as they pose for a new group portrait, Oct. 7, 2022, at the Supreme Court building in Washington. Alito rejects calls to step aside from Supreme Court cases on Trump and Jan. 6.

AP Photo/J. Scott Applewhite, File



# 2ND DEPARTMENT/PUBLIC LEGAL NOTICES

## NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS TIAA, FSB, -AGAINST- RYAN WILLIAMS, RYAN WILLIAMS, HEIR AND DISTRIBUTOR OF THE ESTATE OF SAM WALDRON, 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 NOVEMBER 8, 2023, WHEREIN TIAA, FSB IS THE PLAINTIFF AND RYAN WILLIAMS, HEIR AND DISTRIBUTE OF THE ESTATE OF SAM WALDRON, 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 28, 2024 AT 10:45AM, PREMISES KNOWN AS 24-23 97TH STREET, EAST ELMHURST, NY 11369; AND THE FOLLOWING TAX MAP IDENTIFICATION: 1108-54. 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.: 712847/2015. AUSTIN IDEHEN, 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.

#218031

## NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS NATIONSTAR MORTGAGE LLC D/B/A MR COOPER, -AGAINST- MICHAL YOGEV, 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 2, 2024, WHEREIN NATIONSTAR MORTGAGE LLC D/B/A MR COOPER IS THE PLAINTIFF AND MICHAL YOGEV, 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 28, 2024 AT 10:30AM, PREMISES KNOWN AS 13-11 JACKSON AVE 7D, LONG ISLAND CITY, NY 11101; AND THE FOLLOWING TAX MAP IDENTIFICATION: 57-1030. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, LYING AND BEING THE UNIT (THE "UNIT") KNOWN AS UNIT 7D IN THE PREMISES KNOWN AS THE ECHELON CONDOMINIUM (THE "CONDOMINIUM") AND BY THE STREET NUMBER 13-11 JACKSON AVENUE, COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 714851/2021. STEVEN P. GOLDENBERG, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#218026

## NOTICE OF SALE

SUPREME COURT QUEENS COUNTY U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, PLAINTIFF AGAINST NORMA C. SUMAGUE, 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 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 28, 2024 AT 11:30 AM. PREMISES KNOWN AS 3068 50TH STREET, WOODSIDE, NY 11377. BLOCK 740 LOT 84. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE FIRST WARD, BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. APPROXIMATE AMOUNT OF JUDGMENT IS \$701,559.02 PLUS INTEREST, FEES, AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO 724205/2020. 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. DANIEL R. FERREIRA, ESQ., REFEREE FILE # 2267-003384

#217970

## 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., ALTERNATIVE 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 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

## 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. NYCTL 1998-2 TRUST SUCCESSOR IN INTEREST TO NYCTL 2015-A TRUST AND NYCTL 2017-A TRUST AND THE BANK OF NEW YORK MELLON AS COLATERAL AGENT AND CUSTODIAN, PLTF. VS. MOHAMMED R. KARIM, ET AL, DEFTS. INDEX #720156/19. PURSUANT TO JUDGMENT OF FORECLOSURE AND SALE ENTERED MARCH 28, 2022 AND ORDER TO CONDUCT SALE ENTERED AUGUST 31, 2023, I WILL SELL AT PUBLIC AUCTION ON THE FRONT STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD., JAMAICA, NY ON JUNE 21, 2024 AT 11:45 A.M. PREMISES K/A 87-25 HOMELAWN STREET, JAMAICA, NY A/K/A BLOCK 09843, LOT 0002. APPROXIMATE AMOUNT OF JUDGMENT IS \$13,844.77 (2015 TAX LIEN) AND \$12,853.51 (2017 TAX LIEN) PLUS COSTS AND INTEREST. SOLD SUBJECT TO TERMS AND CONDITIONS OF FILED JUDGMENT AND TERMS OF SALE. JUDAH MALTZ, REFEREE. THE DELLO-IACONO LAW GROUP, P.C., ATTYS. FOR PLTF., 312 LARKFIELD RD., LOWER LEVEL, EAST NORTHPORT, NY 11731. FILE NO. 19-000280 - #101409

#217424

## 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 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. MONGELLI, 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. 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

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

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 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



# 2ND DEPARTMENT/PUBLIC LEGAL NOTICES

## PROBATE CITATION

FILE NO. 2022-5037 SURROGATE'S COURT QUEENS COUNTY CITATION THE PEOPLE OF THE STATE OF NEW YORK, BY THE GRACE OF GOD FREE AND INDEPENDENT TO: PUBLIC ADMINISTRATOR OF QUEENS COUNTY DEBBIE BRIGHTON PAMELA BRIGHTON CAVAR TO THE HEIRS AT LAW, NEXT OF KIN, AND DISTRIBUTEES OF LILLEN FLEISCHER, DECEASED, IF LIVING, AND IF ANY OF THEM BE DEAD TO THEIR HEIRS AT LAW, NEXT OF KIN, DISTRIBUTEES, LEGATEES, EXECUTORS, ADMINISTRATORS, ASSIGNEES AND SUCCESSORS IN INTEREST WHOSE NAMES ARE UNKNOWN AND CANNOT BE ASCERTAINED AFTER DUE DILIGENCE. A PETITION HAVING BEEN DULY FILED BY LISA STEINBERG WHO IS DOMICILED AT 141-08 70TH ROAD, FLUSHING, NY 11367. YOU ARE HEREBY CITED TO SHOW CAUSE BEFORE THE SURROGATE'S COURT, QUEENS COUNTY, AT 88 11 SUTPHIN BOULEVARD, JAMAICA, NEW YORK, ON 25TH DAY OF JULY, 2024 AT 9:30 A.M. OF THAT DAY, WHY A DECREE SHOULD NOT BE MADE IN THE ESTATE OF LILLEN FLEISCHER LATELY DOMICILED AT 71-61 159TH STREET, FLUSHING, NEW YORK ADMITTING TO PROBATE A WILL DATED, JANUARY 19, 2014, A COPY OF WHICH IS ATTACHED, AS THE WILL OF LILLEN FLEISCHER, DECEASED, RELATING TO REAL AND PERSONAL PROPERTY, AND DIRECTING THAT LETTERS TESTAMENTARY ISSUE TO: LISA STEINBERG NOTICE: THIS CITATION IS SERVED UPON YOU AS REQUIRED BY LAW. IF YOU WISH TO CONTEST THE RELIEF REQUESTED, YOU, OR AN ATTORNEY ON YOUR BEHALF, MUST CONTACT THE COURT PRIOR TO THIS DATE IN THE MANNER SET FORTH IN THE ATTACHED NOTICE. IF YOU DO NOT CONTACT THE COURT AS SET FORTH IN THE NOTICE IT WILL BE FOUND YOU CONSENT TO THE RELIEF REQUESTED. HON. PETER J. KELLY SURROGATE MAY 20, 2024 JANET EDWARDS TUCKER CHIEF CLERK ATTORNEY FOR PETITIONER STEVEN D. PRAGER, ESQ. 212-363-2900 SPRAGER@KPLAWFIRM.COM 39 BROADWAY - SUITE 920, NEW YORK, NY 10006 #217937

## 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 DISTRIBUTEES OF THE ESTATE OF MAUREEN MULLANEY AND HEIR AND DISTRIBUTEES OF THE ESTATE OF JAMES MULLANEY; HEIRS AND DISTRIBUTEES 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 MASPEETH, 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 DISPUTE THE VALIDITY OR AMOUNT OF THE DEBT. FRIEDMAN VARTOLO, LLP 1325 FRANKLIN AVENUE, SUITE 160 GARDEN CITY, NY 11530, ATTORNEYS FOR PLAINTIFF. #217604

## 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 INTENDED BEING THE PERSONS OR PARTIES, IF ANY, HAVING OR CLAIMING AN INTEREST IN OR LIEN UPON THE MORTGAGED PREMISES DESCRIBED IN THE COMPLAINT, DEFENDANTS. 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) 812-4084 (855) 845-2584 FACSIMILE. FILE # 23-300160. HELP FOR HOMEOWNERS IN FORECLOSURE NEW YORK STATE LAW REQUIRES THAT WE SEND YOU THIS NOTICE ABOUT THE FORECLOSURE PROCESS. PLEASE READ IT CAREFULLY. SUMMONS AND COMPLAINT YOU ARE IN DANGER OF LOSING YOUR HOME. IF YOU FAIL TO RESPOND TO THE SUMMONS AND COMPLAINT IN THIS FORECLOSURE ACTION, YOU MAY LOSE YOUR HOME. PLEASE READ THE SUMMONS AND COMPLAINT CAREFULLY. YOU SHOULD IMMEDIATELY CONTACT AN ATTORNEY OR YOUR LOCAL LEGAL AID OFFICE TO OBTAIN ADVICE ON HOW TO PROTECT YOURSELF. SOURCES OF INFORMATION AND ASSISTANCE THE STATE ENCOURAGES YOU TO BECOME INFORMED ABOUT YOUR OPTIONS IN FORECLOSURE. IN ADDITION TO SEEKING ASSISTANCE FROM AN ATTORNEY OR LEGAL AID OFFICE, THERE ARE GOVERNMENT AGENCIES AND NON-PROFIT ORGANIZATIONS THAT YOU MAY CONTACT FOR INFORMATION ABOUT POSSIBLE OPTIONS, INCLUDING TRYING TO WORK WITH YOUR LENDER DURING THIS PROCESS. TO LOCATE AN ENTITY NEAR YOU, YOU MAY CALL THE TOLL-FREE HELPLINE MAINTAINED BY THE NEW YORK STATE DEPARTMENT OF FINANCIAL SERVICES AT 1-800-342-3736 OR VISIT THE DEPARTMENT'S WEBSITE AT WWW.DFS.NY.GOV RIGHTS AND OBLIGATIONS YOU ARE NOT REQUIRED TO

LEAVE YOUR HOME AT THIS TIME. YOU HAVE THE RIGHT TO STAY IN YOUR HOME DURING THE FORECLOSURE PROCESS. YOU ARE NOT REQUIRED TO LEAVE YOUR HOME UNLESS AND UNTIL YOUR PROPERTY IS SOLD AT AUCTION PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE. REGARDLESS OF WHETHER YOU CHOOSE TO REMAIN IN YOUR HOME, YOU ARE REQUIRED TO TAKE CARE OF YOUR PROPERTY AND PAY PROPERTY TAXES IN ACCORDANCE WITH STATE AND LOCAL LAW. FORECLOSURE RESCUE SCAMS BE CAREFUL OF PEOPLE WHO APPROACH YOU WITH OFFERS TO "SAVE" YOUR HOME. THERE ARE INDIVIDUALS WHO WATCH FOR NOTICES OF FORECLOSURE ACTIONS IN ORDER TO UNFAIRLY PROFIT FROM A HOMEOWNER'S DISTRESS. YOU SHOULD BE EXTREMELY CAREFUL ABOUT ANY SUCH PROMISES AND ANY SUGGESTIONS THAT YOU PAY THEM A FEE OR SIGN OVER YOUR DEED. STATE LAW REQUIRES ANYONE OFFERING SUCH SERVICES FOR PROFIT TO ENTER INTO A CONTRACT WHICH FULLY DESCRIBES THE SERVICES THEY WILL PERFORM AND FEES THEY WILL CHARGE, AND WHICH PROHIBITS THEM FROM TAKING ANY MONEY FROM YOU UNTIL THEY HAVE COMPLETED ALL SUCH PROMISED SERVICES. SEC. 1303 NOTICE #217186

## SUMMONS

SUPREME COURT OF NEW YORK, QUEENS COUNTY. U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-IGLOO SERIES IV TRUST, PLAINTIFF, -AGAINST- JAMEL ANTHONY FREEMAN, PURPORTED ADMINISTRATOR AND HEIR AND DISTRIBUTEES OF THE ESTATE OF MICHELLE R. FREEMAN A/K/A MICHELLE RENEE FREEMAN; LISA FREEMAN CHANEY, HEIR AND DISTRIBUTEES OF THE ESTATE OF MICHELLE R. FREEMAN A/K/A MICHELLE RENEE FREEMAN; KEVIN FREEMAN, HEIR AND DISTRIBUTEES OF THE ESTATE OF MICHELLE R. FREEMAN A/K/A MICHELLE RENEE FREEMAN; MARK FREEMAN, HEIR AND DISTRIBUTEES OF THE ESTATE OF MICHELLE R. FREEMAN A/K/A MICHELLE RENEE FREEMAN; ANDREW W. HOWARD, HEIR AND DISTRIBUTEES OF THE ESTATE OF MICHELLE R. FREEMAN A/K/A MICHELLE RENEE FREEMAN; BARBARA DARLENE HOWARD, HEIR AND DISTRIBUTEES OF THE ESTATE OF MICHELLE R. FREEMAN A/K/A MICHELLE RENEE FREEMAN; DENISE LOWRANCE, HEIR AND DISTRIBUTEES OF THE ESTATE OF MICHELLE R. FREEMAN A/K/A MICHELLE RENEE FREEMAN; UNKNOWN HEIRS OF THE ESTATE OF MICHELLE R. FREEMAN A/K/A MICHELLE RENEE FREEMAN; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA (SOUTHERN DISTRICT); THE BOARD OF MANAGERS OF PARK TERRACE CONDOMINIUM A/K/A PARK TERRACE CONDOMINIUM ASSOCIATION; NEW YORK CITY PARKING VIOLATIONS BUREAU; NEW YORK CITY TRANSIT ADJUDICATION BUREAU; CRIMINAL COURT OF THE CITY OF NEW YORK (QUEENS); PEOPLE OF THE STATE OF NEW YORK; QUEENS COUNTY CLERK; "JOHN DOE" AND "JANE DOE" SAID NAMES BEING FICTITIOUS, IT BEING THE INTENTION OF PLAINTIFF TO DESIGNATE ANY AND ALL OCCUPANTS OF PREMISES BEING FORECLOSED HEREIN, DEFENDANTS INDEX NO. 700796/2023. MORTGAGED PREMISES: 97-48 91ST STREET, UNIT 1D OZONE PARK, NY 11416 BLOCK: 9064 LOT: 1004. 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 WITH-

IN 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 OF NATURE OF ACTION AND RELIEF SOUGHT THE OBJECTIVE OF THE ABOVE CAPTIONED ACTION IS TO FORECLOSE ON A MORTGAGE TO SECURE \$209,152.75 AND INTEREST, RECORDED IN THE QUEENS COUNTY CLERK'S OFFICE ON JUNE 17, 2008 IN CRFN 2008000241277, COVERING THE PREMISES KNOWN AS 97-48 91ST STREET, UNIT 1D, OZONE PARK, NY 11416. THE RELIEF SOUGHT HEREIN IS A FINAL JUDGMENT DIRECTING SALE OF THE PREMISES DESCRIBED ABOVE TO SATISFY THE DEBT SECURED BY THE MORTGAGE DESCRIBED ABOVE. PLAINTIFF DESIGNATES QUEENS COUNTY AS THE PLACE OF TRIAL. VENUE IS BASED UPON THE COUNTY IN WHICH THE MORTGAGED PREMISES IS LOCATED. 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. FRIEDMAN VARTOLO, LLP 1325 FRANKLIN AVENUE, SUITE 160 GARDEN CITY, NY 11530, ATTORNEYS FOR PLAINTIFF. #218025

## 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 DISTRIBUTEES OF THE ESTATE OF DORIS STORCH; DANA GRIFFIN AS EXECUTRIX, HEIR AND DISTRIBUTEES OF THE ESTATE OF LINDA STORCH, AS HEIR AT LAW, NEXT OF KIN, AND DISTRIBUTEES 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



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# 2ND DEPARTMENT / New Business Formations

## 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.

#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

## QUEENS SUMMER VOCAL INSTITUTE LLC

NOTICE OF FORMATION OF QUEENS SUMMER VOCAL INSTITUTE LLC. ARTS. OF ORG. FILED WITH SECY. OF STATE (SSNY) ON 5/7/24. OFFICE LOCATION: QUEENS COUNTY. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: THE LLC, 334 PLAINFIELD AVE, FLORAL PARK, NY 11001. PURPOSE: ANY LAWFUL ACTIVITY.

#217799

## EARTHLY DELIGHTS, LLC

NOTICE OF QUALIFICATION OF EARTHLY DELIGHTS, LLC. FICTITIOUS NAME IN NY STATE: EARTHLY DELIGHTS NEW YORK, LLC. APP. FOR AUTH. FILED WITH SECY OF STATE OF NY (SSNY) ON 5/6/24. OFFICE LOCATION: QUEENS COUNTY. LLC FORMED IN DELAWARE (DE) ON 3/27/24. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL/EMAIL PROCESS TO: LUKE BONNER, 57-38 MYRTLE AVE, RIDGEWOOD, NY 11385, LUKEBONNER1@GMAIL.COM. DE ADDRESS OF LLC: 108 LAKELAND AVE, DOVER, DE 19901. ARTS OF ORG FILED WITH DE SECY OF STATE, 401 FEDERAL ST, #4, DOVER, DE 19901. PURPOSE: ANY LAWFUL ACT OR ACTIVITY.

#217803

## 203PARK LLC

NOTICE OF FORMATION OF 203PARK LLC. ARTS. OF ORG. FILED WITH NY DEPT. OF STATE: 5/13/24. OFFICE LOCATION: QUEENS COUNTY. SEC. OF STATE DESIGNATED AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED AND SHALL MAIL PROCESS TO: 203PARK LLC, 11-02 49TH AVE., #40, LONG ISLAND CITY, NY 11101, PRINCIPAL BUSINESS ADDRESS. PURPOSE: ALL LAWFUL PURPOSES.

#217841

## 8730 114TH STREET LLC

8730 114TH STREET LLC ARTS. OF ORG. FILED WITH SSNY ON 5/17/2024. OFF. LOC.: QUEENS CO. SSNY DESIG. AS AGT. UPON WHOM PROCESS MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: THE LLC, 87-30 114 ST, RICHMOND HILL, NY 11418. GENERAL PURPOSES.

#217938

## BOSTON HOTEL LLC

BOSTON HOTEL LLC FILED ARTS. OF ORG. WITH THE SECY OF STATE OF NY (SSNY) ON 4/5/2018. OFFICE: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED AND SHALL MAIL PROCESS TO: C/O THE LLC, 607 TIMBER OAKS RD, EDISON, NJ 08820. PURPOSE: ANY LAWFUL ACT.

#218095

## 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.

#217692

## 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, 1S 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

## 11375 KASVI BEAUTY LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: KASVI BEAUTY LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 5/13/2024. 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 KASVI BEAUTY LLC 72-11 AUSTIN STREET #246, FOREST HILLS,, NY, 11375. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#217922

## 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

## 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 ON-DERDONK AVENUE, RIDGEWOOD, NY, 11385. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#217687

## DEPARTMENT PROJECTS LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: DEPARTMENT PROJECTS LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 5/6/2024. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS THE LIMITED LIABILITY COMPANY 6061 68TH RD # 3, RIDGEWOOD,, NY, 11385. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#217726

## 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



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People speak with clerks at Bronx Housing Court, April 5, 2024.

Credit: Alex Krales/THE CITY

# How to find your rap sheet and seal your criminal record in New York

By Rachel Holliday Smith  
THE CITY

New Yorkers with criminal records face an uphill battle in lots of things, from landing a new job to renting a new apartment.

But what's in that record, exactly? Where can you find yours? And how could it (perhaps) be sealed?

It's sometimes hard to know, and harder to navigate finding work or housing with a rap sheet, legal experts say. Still, with various methods on the books for sealing or expunging some types of charges — plus a new law (the Clean Slate Act goes into effect this fall) — New Yorkers with criminal records have options for clearing their histories.

"In New York, once you get arrested and go to court, that record is never completely gone for all purposes," said Emma Goodman of the Case Closed Project at the Legal Aid Society. But with sealing, "it should be gone for almost all purposes."

THE CITY spoke with legal records experts to answer the questions you may have about criminal records — and how to handle them:

## How do I get my own criminal history records?

There is only one place where a log of your official criminal history record is kept in New York: The rap sheet maintained and kept by the state Division of Criminal Justice Services, or DCJS.

Not just anyone can get a copy of your official rap sheet. It can only be requested by a short list of specialized employers or you — and you have to submit fingerprints to get it.

Qualified fingerprinting can be done for free by certain legal services providers, or by the state-contracted company IdentoGO for a fee of \$14.25.

You should know that the DCJS has two versions of your rap sheet: a suppressed and unsuppressed version. The suppressed version includes public records that only employers authorized by law to do fingerprint background checks are allowed to see. The unsuppressed version includes records hidden or sealed by the court (more on that later). Both versions require fingerprints.

A warning to those who have immigration-related orders of removal in their past: requesting a rap sheet could result in your deportation. Submitting your fingerprints to DCJS will trigger the state to report that you are in the United States to immigration enforcement, experts say.

The official, unsuppressed DCJS rap sheet should not be confused with a criminal history record search, which you can request from the state Office of Court Administration for \$95. But Goodman of Legal Aid says that document is hard to

understand, can be inaccurate — since it is based only on a person's name, not their fingerprints — and can be bought and obtained by anyone. Most commercially available background checks use the information kept by the court administration.

## Why should I get my official rap sheet?

The unsuppressed DCJS record has a complete list of when you may have been arrested, charged or convicted, or had charges vacated, including when you were a minor.

For clients of the Legal Action Center, a nonprofit that helps people for free with criminal record issues and employment, it can help clients "gain clarity," said Deputy Director of Legal Services Colleen McCormack-Maitland.

"It can be helpful because, especially when somebody has a long or old record, they may not remember all of the interactions that they had with the legal system," she said. In fact, some clients have come to her center with long rap sheets only to find out surprising good news.

"It turns out they don't have any criminal convictions at all, they've just been arrested a lot of times," she said.

Plus, Goodman added, getting your rap sheet is helpful to check it for errors. In her experience, about one in every three rap sheets has some kind of mistake and needs to be amended through a review process.

## How much of my rap sheet will come up on a background check?

That depends on what is in your criminal history. The best way to figure it out is to get a copy of your official, unsuppressed rap sheet from DCJS (see above) and take it to a legal service provider to sort out which items are likely to come up in a check, which will definitely appear and which ones could possibly be sealed, meaning it's off limits from view (more on that later). Scroll below for information on where to find free legal help.

Your official, unsuppressed rap sheet from DCJS is not a public document and should not appear in a background check, legal experts say. It is just for your "personal benefit" and should only be viewed by you, your lawyer, or a legal provider, said McCormack-Maitland. Employers especially should never ask to see it, and you do not legally have to show it to them.

Your suppressed record "has the public records that more employers are allowed to see, and it most closely mirrors what most employers are going to see on a commercial background check," she said.

Notable exceptions are for law enforcement jobs, or "peace officer" jobs, like at a fire department, and some jobs at child care agencies, hospitals, schools, home health care agencies and banks

and brokerage houses. Those employers are legally allowed to conduct fingerprint background checks to look at your full, unsuppressed criminal record. Also, to apply for a gun license in New York State, you must complete a fingerprint background check.

## What is record sealing, and how can I get my criminal history sealed?

Having part or all of a criminal record sealed means it will be "invisible to certain groups of people, and which type of sealing you get determines who can or can't see your record," said Goodman.

Some types of sealing, also called expungement, are supposed to happen automatically, without an application or approval process. Those include for many types of marijuana charges — thanks to legislation passed in 2021 vacating previously criminal convictions related to the drug — as well as loitering for the purposes of prostitution, dubbed the "walking while trans" law by the advocates who successfully sought to have it repealed.

Starting in November of 2024, a slew of new offenses will begin to be automatically sealed under the Clean Slate Act — see below for more details.

Some types of sealing, however, don't happen automatically and need legal action to take effect, for instance in the cases of human trafficking survivors involving force or coerced labor, some felony convictions related to drug use and under the main sealing law, known as CPL 160.59.

That "160.59" law says you can apply to seal up to two convictions total if you have a maximum of two convictions in your lifetime; have only one felony conviction that is not violent, a sex offense or a Class A; your convictions are more than 10 years old; and you have no open cases.

Goodman says it's a good idea to get legal help before trying to apply for one of the non-automatic types of sealing, which are "too onerous" to do without a lawyer.

The Clean Slate Act should automatically seal my record, right? How will that happen?

Yes, the aim of the Clean Slate Act is to ultimately seal many old conviction records, automatically. But it will take some time.

The law passed last year is set to go into effect in November 2024. It will seal eligible convictions after a waiting period of three years for misdemeanors and driving while intoxicated, and eight years for felonies.

Advocates estimate this could apply to more than two million criminal records. Notably, it will not apply to sexual offenses, sexually violent offenses and non-drug Class A felonies like manslaughter and murder. And you have to keep your record clear; the automatic sealing will not happen

if you accrue new convictions.

The full rollout of the law will not happen immediately, however. The law's effective date is Nov. 16, 2024, but the state has three years to figure out when and how it will automatically seal records.

Advocates say there's no need to wait to find out how, or if, you're eligible for any type of sealing, even apart from Clean Slate.

"The eligibility for the current forms of record-clearing are very limited, so most people are not eligible, but they may be," said McCormack-Maitland. "Maybe we can help them to apply for these other forms of record-clearing now so that they don't have to wait for Clean Slate to be implemented — and for their waiting period under Clean Slate to be up."

## Can I have my criminal records destroyed completely? Should I?

If you are eligible for sealing, you do have the option to tell the state to fully destroy the documents and records related to your sealed history. But legal experts THE CITY spoke with said, though it's a tempting option, it's not a good idea.

"You need access to those records, even to show there was nothing to this case," said Goodman. "But if the file is destroyed, and there's no record of what happened, then you can't prove that nothing happened."

That can be particularly damaging to people with active immigration cases. Federal immigration officials will often ask for sealed records, and not having access to them causes serious legal headaches.

"It turns out that actually, physically destroying all of the records and having it as though they don't exist could be really damaging for people," Goodman said.

## Where can I get legal help with my criminal record?

There are several local legal service providers who can help New Yorkers with their criminal record questions, including: Legal Aid Society's Case Closed Project, at 212-298-3120 or by email at CaseClosed@legal-aid.org. Legal Action Center's legal hotline at 212-243-1313, which is free to all New Yorkers. Youth Represent's legal hotline at 646-759-8088. Community Service Society's Next Door Project, at 212-614-5441.

If you need to contact the state Division of Criminal Justice Services (DCJS) about your rap sheet, call 518-457-9847 or 518-485-7675 between 8 a.m. and 4 p.m. Monday through Friday, or email RecordReview@dcjs.ny.gov.

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# Hochul grants clemencies to over a dozen New Yorkers

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a person convicted of murder – the others were mostly for New Yorkers either convicted of burglary or drug-related charges.

Though the overall number of sentence commutations was far smaller on Friday when compared to other rounds of clemency granted by Hochul, Zeidman says that, at least during this go around, the charges those granted clemency were originally convicted of were more important.

“I know it’s only two, but not only do I take heart in the fact that these two people were both convicted of murder, but I’ve received countless messages from people inside who have taken up, believe it or not, a degree of comfort in this,” he said.

According to Zeidman, aging New Yorkers convicted of murder – some of whom claim they were wrongfully convicted and others who don’t – began to grow concerned last year that there would be very few to no opportunities for them to escape their sentences, some of which span half a century or longer and were handed out when the defendant was a teenager or young adult.

“Although it’s only two people, it is an action that is reverberating across the prisons,” Zeidman said. “That’s where I do think it’s significant.”

“Hopefully, it portends not only that the governor is going to continue considering people convicted of homicide but that the numbers of grants will increase,” he added.

Among those granted clemency on Friday was Yohannes Johnson, a 67-year-old man convicted of murder and robbery as a 24-year-old in 1982.

As of this year, Johnson, who was a client of Zeidman’s clinic, has served 43 years of the 75-year to life sentence he received when he was a young man in Brooklyn. Under his original sentence, he wouldn’t have been eligible for parole until 2055 at the age of 99 years old.

According to Jose DiLenola, the clemency



Two New Yorkers held in state prisons had their sentences commuted by Governor Kathy Hochul last week as part of her latest round of granted clemencies. Both men were convicted of murder.

AP file photo by Mel Evans

campaign director for the Release Aging People in Prison Campaign, Johnson, who is a member of the organization, has changed his life throughout his more than four decades in prison.

“He exemplifies the capacity for human beings, including those convicted of serious harm, to change our lives and be a positive force in our communities,” DiLenola said in a statement.

DiLenola also called on Hochul to grant clemencies at a faster clip than she has since taking office.

This year, her office has granted 13 of the 248 clemency applications sent to the governor this year – of those applications, 194 were for sentence commutations and 54 were for pardons.

Overall, there are 1,205 commutation applications and 480 pardon applications pending with the governor’s office, a majority of which were submitted before Hochul took office. The governor’s office did not provide the Eagle with the number of applications that have been re-

jected this year, despite promising to release the numbers with each round of granted clemencies in 2021.

“While we are elated for Mr. Johnson, his loved ones, and the other clemency recipients, we know that there are many other Yohannes Johnsons in prison,” DiLenola said. “They are men, women, and people outside of the gender binary who are ready to come home.”

Though Johnson’s sentence commutation does not mean he’ll immediately be released from prison, it will allow him to plead his case for release before the parole board, which will make a determination about whether or not he’s suitable for parole.

So too will be the case for Jermaine Swaby, a 41-year-old who was convicted of murder in 2002 at the age of 19.

Swaby has served around 22 and a half years of his 25-year to life sentence. He would not have been eligible for parole until 2026.

According to court records, Swaby claimed

during his trial that he was acting in self defense as a teen when she shot and killed Shane Reynolds outside of a Brooklyn nightclub.

Gothamist reported that while incarcerated, Swaby earned his GED, helped others conduct legal research and led discussions about peaceful conflict resolution.

“The clemency process requires intense deliberation and consultation with law enforcement, prosecutors, victims’ rights advocates, applicants and other stakeholders,” Hochul said in a statement. “My administration has implemented significant reforms to strengthen the clemency process and we are committed to continuing those efforts.”

Following the first round of clemencies Hochul granted in 2021, the governor committed to a series of reforms to the process, many of which advocates had been calling for for years.

Included among those reforms was a new advisory board dedicated to reviewing applications and making clemency recommendations to the governor – those duties were previously carried out by a group of executive office staffers.

Hochul’s office also began informing those with pending applications about the status of their bid for clemency and have provided new detailed guidance on how to submit a clemency application.

But the largest reform – and also one of the last to be implemented by the governor’s office – was a promise to grant clemencies on a rolling basis, rather than just at the end of the year during the holiday season.

Hochul first began granting clemency outside of the holiday season last April, when she granted clemency to seven people. In September, she granted clemency to 13 people. She granted an additional 16 clemencies in December of last year.

The governor’s office did not respond to questions about the coming year’s schedule for granted clemencies, or even if there is one.

# Domenick Napoletano to be sworn in as NYSBA president

By Robert Abruzzese  
Queens Daily Eagle

Domenick Napoletano, a Brooklyn attorney and longtime leader within the borough’s legal community, will be sworn in as the 127th president of the New York State Bar Association on June 1.

This event marks the first time a Brooklyn lawyer will lead the NYSBA, signifying a monumental moment for the local legal community.

The swearing-in ceremony and celebration will take place on June 4 from 6:30 p.m. to 9 p.m. at the Liberty Warehouse at 260 Conover St. in Brooklyn. Retired Supreme Court Justice Michael Pesce, a lifelong friend of Napoletano, will administer the oath of office.

Napoletano, the first in his family to graduate from grammar school, high school, college and law school, has a background that resonates deeply with many NYSBA members. As a solo practitioner focused on commercial litigation, he says he understands the challenges faced by solo and small-firm practitioners, who make up two-thirds of the association’s membership.

“I know what their needs are because I suffer them myself every day,” Napoletano said.

Having been a member of the NYSBA since 1981, Napoletano has held numerous leader-

ship roles within the association. From 2018 to 2023, he served as treasurer and contributed to various groups, committees and task forces. Notably, he co-chaired the Emergency Task Force for Solo and Small Firm Practitioners, which provided support to attorneys during the COVID-19 pandemic.

Most recently, Napoletano chaired the Working Group on Facial Recognition Technology and Access to Legal Representation. This group recommended changes to New York Civil Rights Law to prevent companies from using facial recognition technology to ban individuals from entertainment and sports venues.

Napoletano’s involvement in the legal community includes serving as past president of the Brooklyn Bar Association, Columbian Lawyers Association of Brooklyn, the Confederation of Columbian Lawyers of the State of New York and the Catholic Lawyers Guild of Kings County.

He earned his law degree from Hofstra Law School and his undergraduate degree from Brooklyn College. His wife, Fran, is an attorney and former chief compliance officer for various security firms, while his daughter, Alexis, is a medical malpractice defense lawyer. His son, Nicholas, is a mechanic.



Domenick Napoletano, a Brooklyn attorney and longtime leader within the legal community, is soon to be sworn in as the 127th president of the New York State Bar Association.

Eagle file photo by Robert Abruzzese