

## QUEENS TODAY MAY 24, 2024

**WOULD-BE ROBBERS EDWIN POAQUIZA** and Kevin Pullatasi have been charged for allegedly stealing two bottles of liquor from Franja Wine and Liquors on Wyckoff Avenue. Separately, the store owner, Francisco Valerio, is charged for allegedly shooting his gun and striking Pullatasi when attempting to pistol-whip him. Poaquiza, 20, of Brooklyn was arraigned on a charge of petit larceny. Judge Anthony Battisti ordered the defendant to return to court on July 24. If convicted, Poaquiza faces up to 364 days in jail. His alleged accomplice, Pullatasi, has charges pending as he remains in the hospital for treatment for the gunshot wound. Valerio was also hit with charges of assault in the second and third degrees, reckless endangerment in the first degree and criminal possession of a weapon in the fourth degree. Battisti ordered him to return to court July 29. If convicted of the top count, Francisco Valerio faces up to seven years in prison.

**UNION ORGANIZER CLAIRE VALDEZ**, who is running for Assemblymember Juan Ardila's seat against Ardila and Democratic Party-backed Johanna Carmona, has been endorsed by fellow democratic socialist Congressmember Alexandria Ocasio-Cortez. "As a UAW leader, Claire understands the needs of working people and is a fighter for affordable housing, a fully funded MTA, and climate justice," Ocasio-Cortez said. Valdez welcomed the endorsement. "I am so proud to be endorsed by Queens comrade and Congresswoman Alexandria Ocasio-Cortez," said Valdez. AOC previously endorsed Ardila during his first campaign for the seat in 2022.

**DOZENS OF STUDENTS AND STAFF** were accidentally pepper-sprayed at a Flushing school Thursday morning, PIX 11 reports. At PS 219 The Paul Klapper School at 144-39 Gravett Rd. in Flushing, 31 students and nine adults were injured at around 10:45 a.m. when the incident occurred. Of those, eight students and two adults were taken to the hospital for treatment. Reports say that someone at the school sat on the pepper spray can, releasing the spray. No other information was available, and the investigation is ongoing.

**A QUEENS MAN WAS ARRESTED FOR** filming himself while driving recklessly in New Jersey, News12 reports. Antonio Ginestri was stopped by police on April 11 in Newark after police say he did donuts around a police car and led officers on a car chase. Following the incident, police found several social media posts that appear to show Ginestri committing the traffic violations throughout the tri-state area.

## Queens County Bar installs first Black female president

Former Queens County Bar Association President Michael Abneri with new President Zenith Taylor at the QCBA's annual dinner on Wednesday, May 22, 2024.

Photo by Walter Karling

By **Ryan Schwach**  
Queens Daily Eagle

The Queens County Bar Association turned over a new year on Wednesday night, ushering in its new board and new President Zenith Taylor, the first Black woman to ever serve that role at the nearly 150-year-old institution.

At Terrace on the Park, overlooking Flushing Meadows Corona Park, the QCBA honored a year of work for the lawyers and judges of Queens County, a year that included raises for judges and a move to a new building for the bar association.

It was also the final meeting for lawyer Michael Abneri as president, and the first for Taylor, who was sworn into the seat by the state's



highest judge, Chief Judge Rowan Wilson.

Abneri said he didn't intend to change too much when coming into the role, but was proud of his tenure.

"I didn't come into the presidency with the idea that I was going to reinvent the wheel," Abneri said. "What I wanted to do is make sure that I push forward the things that we do."

During Abneri's year as president, following the term of lawyer Adam Orlow, the QCBA lobbied for the Judicial Security Act, raises for judges, opposed the raid of the IOLA Fund and revised the association's bylaws.

There also was the long awaited moving of their headquarters to a new building across the street from the Queens Supreme, Civil Term

Courthouse on Sutphin Boulevard.

Abneri's personal highlight from the past year though was a talk Supreme Court Justice and New York City native Sonia Sotomayor gave the bar in October.

"I hope you found it as enjoyable and enlightening as I did," he said of the talk.

Abneri, who thanked everyone who helped with his presidency, was replaced by Taylor, who was also recently appointed as the very first statewide civic engagement coordinator, a position created under Wilson's court.

Taylor thanked family members, friends and association members as she ascended to be the first Black woman to serve as president of the

*Continued on page 16*



## Council attempts to put end to cloudy conditions surrounding JFK redevelopment

The City Council on Thursday passed a bill that aims to make the work carried out by the Port Authority of New York and New Jersey on the redevelopment of John F. Kennedy International Airport more transparent.

Rendering via PANYNJ

By **Jacob Kaye**  
Queens Daily Eagle

After feeling as though they were flying blind through John F. Kennedy Airport's nearly \$19 billion redevelopment, the City Council on Thursday passed a bill that they say will create more transparency about the Port Authority of New York and New Jersey's work on the Queens airport.

Backed by City Councilmember and Majority Whip Selvena Brooks-Powers, whose district includes the city's international airport, the bill aims to subject the Port Authority and New York City Economic Development Corporation's work on the Southeast Queens airport to more public scrutiny.

The legislation comes after the Port Authority, a quasi government entity controlled, in part, by both New York and New Jersey, has bucked numerous attempts at oversight regarding their work at JFK.

According to Brooks-Powers, the Port Authority has refused to attend a number of City Council oversight hearings, as well as hearings held by the State Senate. The Port Authority has

*See story on page 2*

# Council passes bill aiming to make JFK redevelopment more transparent

Continued from page 1

also failed several times in the past to submit required regular reports, updating the public on the project's progress.

What's resulted is a black box of information on a project that stands to have a major impact not only on the neighborhoods surrounding the airport, but the entire borough, city and state. The airport is one of the biggest employers in the borough, and is estimated to support 280,000 jobs, generate over \$51 billion in sales and \$17.1 billion in wages.

"I've been dismayed by the lack of true transparency by the Port Authority through its failure to appear before the City Council," Brooks-Powers said prior to Thursday's vote.

"This is a dangerous posture to take as an agency to refuse to appear before any legislative body when we have so much on the line," Brooks-Powers, who chairs the Council's Transportation Committee, added.

The legislation also comes as the redevelopment project, which isn't expected to be completed in full until 2030, enters into its heaviest construction phase this week. Just ahead of Memorial Day weekend, Port Authority leaders told holiday travelers that their trips to and from the airport will likely involve an extra half hour or more of driving, or, more likely, sitting in traffic.

The legislation, which now awaits the mayor's signature, would require that the EDC submit an annual report to the Council, the Queens borough president and the councilmember who represents the district in which JFK Airport sits — at the moment, that would be Brooks-Powers — on the work completed as part of the redevelopment project.

The reason the report is to be completed by the EDC is because the development corporation oversees the lease the Port Authority operates under for the airport. The land the airport is located on is owned by the city.

"The redevelopment of JFK is a critical component of New York City's economy expected to create over 20,000 jobs as the Port Authority and its partners transform JFK into a 21st century world-class airport," Nico Aguilar, a spokesperson for the EDC, told the Eagle in a statement. "NYCEDC serves as the lease-ad-



Queens City Councilmember Selvena Brooks-Powers.

Photo by John McCarten/NYC Council Media Unit

ministrators for the City's lease agreement with the Port Authority for the JFK Airport and we will work closely with them to comply with the New York City Council's new reporting requirement."

In addition to detailing the progress made on the project, the report will also include information about the community benefits package the Port Authority and EDC agreed to prior to the start of the redevelopment project. As part of that package, the report will include information on contracts awarded to minority- or women-owned businesses, any property acquisitions or transfers, any applications or awards for permits, the establishment of any advisory boards or committees and "any other relevant

policies enacted, financing arrangements made, or other procedural actions taken related to the redevelopment plan."

"I'm proud to pass legislation today to increase transparency and oversight of the JFK International Airport redevelopment plan, which has a tremendous impact on surrounding communities in Southeast Queens," City Council Speaker Adrienne Adams said in a statement. "By requiring annual reporting on the \$[19] billion project and related community benefits, the Council and local community can be better informed about its progress."

Much of the information to be included in the report has been difficult for Council leadership to obtain, Brooks-Powers said.

During an April hearing in which Port Authority leadership did not show, Brooks-Powers grilled EDC leaders on the opaque process by which the project is monitored.

Currently, the body keeping track of the financial, operational and performance standards of the project is the Airport Board. Working in a more oversight capacity is the project's Community Advisory Council, which is chaired by U.S. Representative Gregory Meeks and Queens Borough President Donovan Richards. However, much of the advisory council's work is determined by the Port Authority.

The Port Authority is responsible for calling the advisory council to meet, determining the day, location and time its meetings are held and setting its agenda.

"When we say that there's an opportunity for the community to hold the Port Authority accountable in the space that they curate — not so much so," Brooks-Powers said in April.

But at the heart of the Council's legislation appears to be the Port Authority's unwillingness to recognize the legislature's oversight powers.

"I think it's beyond crazy that [the Port Authority] is leasing city land that they don't own but they're dictating the rules of engagement with us," Brooks-Powers said in April. "If you imagine being a renter and living in someone's home, there's still certain guidelines you're still required to adhere to even as a renter."

"The Port Authority is operating on both sides right now, and I think that's wholly unacceptable on their behalf," she added.

Tom Topousis, a Port Authority spokesperson, said "the Port Authority has a strong commitment to transparency and community outreach to ensure that the JFK Redevelopment Program solicits feedback from local stakeholders and provides meaningful opportunities for local businesses, M/WBEs, students, and job-seekers."

Though Topousis did not comment on the bill passed by the Council, he said that the Port Authority looks "forward to continuing our work with the Advisory Council and providing updates on our progress to the public, including elected officials and community stakeholders."

JFK's redevelopment plan was first created in January 2017. It includes the rebuilding of several terminals, including the \$9.5 billion development of the New Terminal One, which broke ground in September 2022.

## Illicit pot shop owner ordered to pay \$15 mil for illegal operation

By Jacob Kaye  
Queens Daily Eagle

A man who allegedly owned a series of illegal pot shops in upstate New York has been ordered to pay the state \$15.2 million by a judge after he refused to shutter over a half dozen of his illicit shops after being told to by the state.

The \$15 million judgment against David Tulley, the owner of the unlicensed weed dispensary chain called "I'm Stuck" and "Weed Warehouse," comes shortly after the state passed a set of new marijuana enforcement laws set to cut back on the number of illegal cannabis shops eating away a large share of the market intended to be enjoyed by state licensed dispensaries.

In addition to the large sum to be paid back to the state, Tulley has been banned from working in the legal cannabis industry in the Empire State.

"David Tulley illegally sold cannabis in multiple stores across upstate and central New York and sold unregulated products to underage customers," said Attorney General Letitia James. "These illegal and unlicensed stores are budding up throughout the state and are hurting our communities."

"This punishment should serve as a clear warning for all unlicensed cannabis stores in the state: we will enforce the law and shut down your operations," she added.

The action against Tulley is one of the most decisive to be seen in New York over the past two years, during which elected officials have bemoaned the overproliferation of illegal shops and the slow rollout of licenses by the state's Office of Cannabis Management, which also had previously been charged with leading en-



The alleged owner of a number of illegal pot shops in upstate New York was ordered to pay the state \$15 million.

AP file photo by Mary Altaffer

forcement against the illegal stores.

According to the AG's office, Tulley operated shops in Cayuga, Oswego and Wayne Counties. He started selling the illegal pot around early 2022, the AG said, prior to OCM's issuance of its first legal license.

The state sent undercover investigators into seven of Tulley's stores, where they allegedly bought pot products without issue, even though some of them purported to be under the age of 21.

Tulley's fine includes a \$7 million payment

the state is requiring him to make for the illegal profits he racked up while running his allegedly illegal shops.

The remaining \$8.2 million of the fine is comprised of various penalties for operating without a license and ignoring OCM requests to shut down his shops.

Under state law, illegal shops incur a \$10,000 penalty for each day in which they sell cannabis without a license, and a \$20,000 penalty for each day they continue to sell cannabis after receiving an order to cease operating from OCM.

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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.

# How a hotel developer bought her way into Eric Adams' world – then won favors from City Hall

By George Joseph, Yoav Gonen, / Bianca Pallaro, April Xuu, Haidee Chu and Katie Honan  
THE CITY

It was already dark when Mayor Eric Adams and his security detail pulled up to the curb of the Wyndham Garden, a drab hotel next to a strip mall in Fresh Meadows, Queens.

At the time, his administration was paying for the hotel to shelter more than 100 formerly incarcerated New Yorkers integrating back into society after their release.

But the mayor wasn't here to check in on one of his criminal justice initiatives. On that November evening nearly two years ago, Adams was visiting Winnie Greco, a top mayoral staffer, who had recently moved into one of the rooms at the Wyndham Garden.

Adams got out of the car, walked through a side door and went up to Greco's specially arranged suite on the 11th floor, according to two sources with knowledge of the visit.

The mayor had been to the hotel before. Its owner, Weihong Hu, had thrown two campaign fundraisers with Adams present when he was running for mayor in 2021. Now Hu, who was reaping millions of dollars in city business through this very facility, was housing Greco in a room paid for by taxpayers, business and government records obtained for this story show.

Greco ended up staying at Hu's hotel for more than eight months, initially as she recovered from surgery, according to two sources with knowledge of her stay.

The lodging arranged for the mayor's advisor is just one facet of a mutually beneficial relationship between Adams, an aggressive campaign fundraiser, and Hu, an ambitious hotel operator who bundled tens of thousands of dollars in campaign checks for his mayoral campaign and subsequently scored behind-the-scenes benefits and millions in contract dollars from his administration, an investigation by THE CITY, The Guardian US and Documented reveals.

The details of how this relationship blossomed in the odd setting of a hotel-turned-shelter offer a rare window into the way transactional dealings have taken shape in the Adams era.

This report is based on a review of thousands of pages of city and business records and interviews with more than 20 of Hu's former associates and current and former government officials. Nearly all sources spoke on the condition of anonymity citing fears of retaliation from Hu or the administration. Several provided reporters with photos, text messages, emails and videos to back up their claims.

In Hu's case, multimillion-dollar city-funded contracts to her companies' hotels continued to flow as she befriended a tightly knit core of the mayor's longtime associates, some the subject of law enforcement investigations and ethical controversies who multiple sources say pledged to go



A worker cuts metal inside a hotel construction site at 58 W. 39th St., March 4, 2024.

Credit: Ben Fractenberg/THE CITY

to bat for her with city agencies.

It was at a 2021 fundraiser with Adams at her hotel that Hu became acquainted with a longtime pal of the future mayor, John Sampson. Formerly a state senator, Sampson had been released from federal custody only a month earlier, after being sentenced to a five-year prison term for trying to obstruct a probe investigating allegations that he embezzled more than \$400,000.

Hu named Sampson as CEO of one of her hotel companies in early 2023, and, according to a former city official familiar with the situation, he committed to helping her land a lucrative contract for a migrant shelter at a hotel she operates in Long Island City, Queens. A month later, the Department of Homeless Services approved a city-funded migrant contract slated to disburse \$7.5 million annually to the hotel.

Hu also enlisted the help of another trusted Adams advisor, Rev. Alfred Cockfield II, whom she introduced to colleagues as a "consultant," according to one former associate who said he attended business meetings with Hu and Cockfield. The former associate and another source with direct knowledge of the matter said Hu enlisted Cockfield to help her reverse city orders halting construction at two major hotel developments in

midtown Manhattan.

Cockfield is a politically wired pastor who, after Adams won the mayoral primary, launched a political action committee, Striving for a Better New York, which he told Politico was intended to uplift "moderate," "pro-business" candidates in the Adams mold.

"The work I'm doing is God's work," he said. Yet campaign finance records show the PAC paid Cockfield \$144,000 in wages and consulting fees — many times more than what it ever gave to an individual candidate. It also gave \$60,000 to a charter school Cockfield leads. Last year, the school returned the entire sum after the state's Division of Election Law Enforcement sent inquiries to the PAC about some of its allocations.

The mayor's son, Jordan Coleman, dressed in black and pushing a roller suitcase, and an unidentified woman also stayed in a room in November 2022 at the Fresh Meadows hotel where Greco was staying, according to a former worker at the hotel. That room, too, was among the 148 paid for by taxpayers.

Coleman hung up on a reporter and didn't respond to text messages seeking comment. In a phone call, Hu's attorney, Kevin Tung, denied that the mayor's son stayed at the hotel overnight, but said he may have visited to discuss business with Greco, who has at times accompanied him to events.

The administration's largesse flowed back to Hu in a variety of ways, the investigation's findings show. After Adams came into office, his administration authorized the renewal of Hu's six-month shelter contract at the Fresh Meadows hotel four times, reaping her business \$6.2 million a year in income.

It also finalized a second contract sending \$6.3 million a year to Hu's hotel in Long Island City, despite a history of elevator breakdowns and minimal housekeeping detailed to reporters by former workers and claimed in court documents.

Last year, the Department of Homeless Services twice approved a more lucrative arrangement for the Long Island City hotel, bumping its annual potential revenue to a total of \$8.8 million, government records show.

The help a close Adams ally can offer was evident on two occasions in which, according to sources, Hu tapped Cockfield for assistance with city authorities.

After a building inspector halted construction at one of her hotel developments, near Bryant Park on West 39th Street, citing a serious safety issue, the minister made a late-night call to top Department of Buildings officials and urged them

to allow construction to proceed, according to a source familiar with buildings department operations.

Roughly an hour later, the agency reversed the stop work order, which department records show was lifted just after 11 p.m.

At the second hotel development, Hu retained Cockfield to help lift a city Department of Buildings stop-work order issued after Hu's team had begun an illegal demolition of rent-stabilized apartment buildings on West 35th Street in Manhattan, according to a source who said he attended meetings with Hu and Cockfield about the situation. That source said Cockfield and another individual he couldn't identify promised to call city agencies on the hotel owner's behalf.

In late 2022, the Department of Buildings gave Hu permission to resume construction on that site, approving a plan that ignored a previous commitment to neighborhood leaders and the city's housing agency to preserve affordable apartments.

## 'What Happened Here?'

The decisions at both sites left people familiar with the situations surprised and suspicious that political favoritism was at work.

"Somebody had to get a favor somehow somewhere on this because this went from an incredibly public, structured process with multiple agencies involved to come up with a solution, and then it all went away," Joe Restuccia, a longtime housing activist and Manhattan community board member, said regarding the DOB's reversal on West 35th Street. "What happened here?"

Both the Adams administration and a lawyer for Hu defended their actions.

In response to questions from THE CITY, The Guardian and Documented, Adams' office stood by the Department of Buildings' oversight of Hu's two hotel development sites.

"The two projects referenced went through standard DOB processes for investigating and addressing complaints, and once all conditions were deemed safe at each site, DOB allowed work to continue," said mayoral spokesperson Liz Garcia.

Garcia blamed Hu for walking away from discussions with HPD about preserving the affordable housing, but said the developer's subsequent compliance with zoning regulations — following changes to rules governing hotels that were pushed through by the outgoing de Blasio administration — gave the buildings department "no choice but to allow construction to move forward."



Weihong Hu met Eric Adams at the Park Plaza Diner in Downtown Brooklyn on May 10, 2021.

Credit: Obtained via Source

Continued on page 8

# How the Supreme Court Tells Lawyers, Other Judges and The Public About its Decisions

By **Ilisabeth Bornstein**  
The Conversation

When the U.S. Supreme Court issues opinions, you may hear that the nine justices reached a 6-3 or a 5-4 decision. You may also hear that certain justices wrote a concurrence or that there were multiple dissents.

Those concurrences and dissents are where Supreme Court justices express disagreement with the majority opinion.

Consider the recent case of *Arizona v. Navajo Nation*, which examined the Navajo Nation's water rights in the Colorado River. The court decided 5-4 in favor of Arizona, meaning five justices agreed with the arguments made by the state of Arizona, while four justices agreed with the arguments made by the Navajo Nation.

The opinion issued by the five justices is the decision that serves as precedent for other courts. It is referred to as the "majority opinion" or simply "the opinion."

The opinion issued by the other four justices is called "the dissenting opinion" or simply "the dissent." Just as the majority opinion outlines its reasoning and how it reached its conclusion, the dissenting opinion will do the same. Lower courts are required to follow the majority opinion; lower courts are not required to follow the dissenting opinion.

Why issue a dissent if courts are not required to follow it? Dissents have a role and purpose even if they are not the official guide for a court's decision.

## For the record

Justices write dissents for the sake of history, for their personal reputation or as a matter of principle. They want to be on the record for why they believe the majority decision is incorrect.

In the dissent, justices may go step by step through the majority opinion to highlight what they view as errors in the logic, interpretation or holding of the case. The

holding is the court's official answer to the question it is being asked to decide.

You can see an example of this step-by-step approach in the record of the case that overturned federal protection for the right to get an abortion, *Dobbs v. Jackson Women's Health*. In that case, the dissent wrote detailed responses to the majority opinion.

## Develop the legal argument

A dissent also has a role in helping other justices articulate their arguments.

Before the court issues an opinion, the justices meet in person to discuss their views and their preliminary decisions on the outcome of the case.

Based on that conference, the justices have an idea of what the majority opinion will be and who will agree with it. The chief justice, or else the most senior justice, then assigns one justice to draft the majority opinion. The same process is used in assigning one justice to draft the dissenting opinion.

These draft opinions are then circulated among all the justices, who provide comments and feedback about points they feel are important to incorporate. This review process helps justices decide whether to join an opinion or to write their own if they feel a certain point needs to be addressed.

The value of this process is to hone the arguments in the opinions. The late Justice Ruth Bader Ginsburg said in a 2009 speech that "there is nothing better than an impressive dissent to lead the author of the majority opinion to refine and clarify her initial circulation."

## Dissents as guidance

Sometimes the reasoning in a dissent is used to adjust future law. It may serve as guidance to lawmakers, or it may form the basis for future cases designed to eventually overturn this initial case.

In *Plessy v. Ferguson*, a case from 1896



The sun flares in the camera lens as it rises behind the U.S. Supreme Court building in Washington.  
AP Photo/J. David Ake, File

## What about concurrences?

At least five justices must agree with, and sign on to, the majority's decision. The simplest outcome is when those five justices all agree on a single opinion.

However, a justice in the majority may still disagree with the writing in the majority opinion. For example, a justice may write an additional opinion clarifying the extent of agreement with the majority's decision. Or a justice may agree with the majority's decision but not the reasoning and thus choose to write a separate opinion.

These separate opinions by those in agreement with the majority decision are called "concurrences." They serve similar purposes as dissents by recording a justice's thinking on an issue, and that thinking could be used in the future on similar cases.

The math can get tricky with concurrences. In the case about water for the Navajo Reservation, four justices signed the majority opinion, while the fifth justice wrote a concurrence. So, four justices in the majority plus one writing a concurrence equals five justices agreeing on a holding.

Additionally, justices in the majority can sign onto the majority opinion as well as a concurring opinion.

In *Griswold v. Connecticut*, a 1965 case regarding privacy rights, seven justices agreed that a right to privacy could be found in the Constitution, but they disagreed about where that right was based. Five justices signed the majority opinion. Three of those five justices also signed on to a separate concurring opinion. Two other justices did not sign the majority opinion; instead, they each wrote their own separate opinions, concurring with the majority's conclusion but not joining the majority opinion.

That's a total of four opinions all agreeing that there is a constitutional right to privacy but disagreeing about where in the Constitution that right can be located.

What should a lower court do with an opinion like in the *Griswold* case? Lower courts still must follow the majority opinion, but they may choose to incorporate the reasoning from a concurring opinion.

## Legal conversations

Concurring and dissenting opinions are a conversation with the majority opinion about the legal issues in the case. So the next time you hear about a concurrence or dissent, pay attention.

At the very least, you can learn about how a particular justice views the issue at hand. What's more, you may gain a window to where the law is headed in the future.

*Ilisabeth Bornstein is a lecturer in legal studies at Bryant University.*



Members of the Supreme Court sit for a new group portrait following the addition of Associate Justice Ketanji Brown Jackson, at the Supreme Court building in Washington, on Oct. 7, 2022. Bottom row, from left, Associate Justice Sonia Sotomayor, Associate Justice Clarence Thomas, Chief Justice of the United States John Roberts, Associate Justice Samuel Alito, and Associate Justice Elena Kagan. Top row, from left, Associate Justice Amy Coney Barrett, Associate Justice Neil Gorsuch, Associate Justice Brett Kavanaugh, and Associate Justice Ketanji Brown Jackson.  
AP Photo/J. Scott Applewhite



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# 2ND DEPARTMENT/PUBLIC LEGAL NOTICES

## LEGAL NOTICE

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#217162

## NOTICE OF SALE

SUPREME COURT: QUEENS COUNTY. NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN FOR NYCTL 1998-2 TRUST, PLTF. VS. THE ADMINISTRATOR OF VETERANS' AFFAIRS, ET AL, DEFTS. INDEX #704236/2017. PURSUANT TO JUDGMENT OF FORECLOSURE AND SALE ENTERED MAY 6, 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 21, 2024 AT 12:30 P.M. PREMISES K/A BLOCK 12955, LOT 22. SOLD SUBJECT TO TERMS AND CONDITIONS OF FILED JUDGMENT AND TERMS OF SALE. JUDITH C. AARONS, REFEREE. LEVY & LEVY, ATTY'S. FOR PLTF., 12 TULIP DR., GREAT NECK, NY 11021. #101423

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## NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS. NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN, PLAINTIFFS -AGAINST- SAMRAJ LLC, ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE ENTERED HEREIN ON APRIL 22, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, LOCATED AT 88-11 SUTPHIN BOULEVARD, JAMAICA, NY ON JUNE 21, 2024 AT 12:30 P.M. PREMISES SITUATE, LYING AND BEING IN THE BOROUGH OF QUEENS, COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, KNOWN AND DESIGNATED AS BLOCK 10134 AND LOT 130 ON THE QUEENS COUNTY TAX ASSESSMENT MAP. SAID PREMISES KNOWN AS 156TH STREET, JAMAICA, NY 11433 APPROXIMATE AMOUNT OF LIEN \$11,249.62 PLUS INTEREST & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NUMBER 724112/2020. HETTIE V. HOWELL, ESQ. REFEREE PHILLIPS LYTLE LLP ATTORNEY(S) FOR PLAINTIFFS 28 EAST MAIN STREET, SUITE 1400, ROCHESTER, NY 14614

#217533

## NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS. NEWREZ LLC D/B/A SHELL POINT MORTGAGE SERVICING, PLAINTIFF -AGAINST- ANDREW LINDO, ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DATED APRIL 22, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, LOCATED AT 88-11 SUTPHIN BOULEVARD, JAMAICA, NY ON JUNE 21, 2024 AT 12:15 P.M. PREMISES SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY SIDE OF 196TH STREET, DISTANT 375 FEET SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF 120TH AVENUE, BANKS AVENUE, 50 FEET WIDE WITH THE WESTERLY SIDE OF 196TH STREET; BEING A PLOT 100 FEET BY 25 FEET BY 100 FEET BY 25 FEET. BLOCK: 12679 LOT: 25 SAID PREMISES KNOWN AS 120-40 196TH STREET, JAMAICA, NY 11412 APPROXIMATE

AMOUNT OF LIEN \$531,182.81 PLUS INTEREST & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NUMBER 723330/2022. GEORGIA PAPAZIS, ESQ., REFEREE DRUCKMAN LAW GROUP PLLC ATTORNEY(S) FOR PLAINTIFF 242 DREXEL AVENUE, WESTBURY, NY 11590 FOR SALE INFORMATION, PLEASE CONTACT XOME AT WWW.XOME.COM OR CALL (844) 400-9633. DLG# 38909

#217532

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-F14 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-F14, PLAINTIFF AGAINST VERONICA ADAMS A/K/A VERONICA M. ADAMS; ALBERT SIDNEY ADAMS, JR. A/K/A ALBERT ADAMS, JR. A/K/A ALBERT S. ADAMS, JR.; ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED NOVEMBER 27, 2019, 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 138-38 222ND STREET, 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 NY, BLOCK 13135 LOT 45. APPROXIMATE AMOUNT OF JUDGMENT \$736,983.93 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX# 716729/2017. THE AUCTION WILL BE CONDUCTED PURSUANT TO THE COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTY ESTABLISHED BY THE 11TH JUDICIAL DISTRICT. IRENE MATTORE, 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 25, 2024 FOR SALE INFORMATION, PLEASE VISIT WWW.AUCTION.COM OR CALL (800) 280-2832 80508

#217520

## NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS THE BANK OF NEW YORK TRUST COMPANY NA AS TRUSTEE FOR CHASEFLEX TRUST SERIES 2007-M1 PLAINTIFF, AGAINST SANDRA BLANCO, ET AL DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE, DULY ENTERED 12/19/2023, I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION, ON THE COURTHOUSE STEPS OF THE QUEENS SUPREME COURT LOCATED AT 88-11 SUTPHIN BLVD., JAMAICA, NY 11435, ON 6/14/2024 AT 10:00AM, PREMISES KNOWN AS 229-05 141ST AVENUE, SPRINGFIELD GARDENS, NEW YORK 11413, AND DESCRIBED AS FOLLOWS: ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE 4TH WARD, BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. BLOCK 13184 LOT 8 THE APPROXIMATE AMOUNT OF THE CURRENT JUDGMENT LIEN IS \$375,702.04 PLUS INTEREST AND COSTS. THE PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF THE AFORESAID JUDGMENT OF FORECLOSURE AND SALE; INDEX # 708846/2017 RICHARD M. GUTIERREZ, ESQ., REFEREE. SHELTON MAY & ASSOCIATES ATTORNEYS AT LAW, 255 MERRICK ROAD, ROCKVILLE CENTRE, NY 11570 DATED: 3/25/2024 FILE NUMBER: 32682 CA

#217464

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF FEBRUARY 1, 2005 PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ1, PLAINTIFF AGAINST ARMANDO GAITAN; ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED DECEMBER 15, 2022 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 11:15AM, PREMISES KNOWN AS 32-30 87TH STREET, EAST ELMHURST, NY 11369. 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 1416 LOT 21. APPROXIMATE AMOUNT OF JUDGMENT \$861,785.64 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX# 717429/2018. THE AUCTION WILL BE CONDUCTED PURSUANT TO THE COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTY ESTABLISHED BY THE 11TH JUDICIAL DISTRICT. ROBERT J. AIELLO, 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 17, 2024 FOR SALE INFORMATION, PLEASE VISIT WWW.AUCTION.COM OR CALL (800) 280-2832 80357

#217518

## NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION. -AGAINST- JOHN PETIT FRERE, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON JANUARY 20, 2023, WHEREIN U.S. BANK NATIONAL ASSOCIATION IS THE PLAINTIFF AND JOHN PETIT FRERE, 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 21, 2024 AT 12:30PM, PREMISES KNOWN AS 177-33 106TH ROAD, JAMAICA, NY 11433; AND THE FOLLOWING TAX MAP IDENTIFICATION: 10334-54. 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.: 705152/2017. GREGORY J. NEWMAN, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#217589

## NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2007-2 -AGAINST- ALICE MOORE, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON APRIL 1, 2024, WHEREIN HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2007-2 IS THE PLAINTIFF AND ALICE MOORE, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION RAIN OR SHINE ON THE COURTHOUSE STEPS OF THE QUEENS COUNTY COURTHOUSE, 88-11 SUTPHIN BLVD., JAMAICA, NY 11435, ON JUNE 21, 2024 AT 11:00AM, PREMISES KNOWN AS 106-07 GUY R. BREWER BLVD, JAMAICA, NY 11433; AND THE FOLLOWING TAX MAP IDENTIFICATION: 10161-69. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE 4TH WARD, BOROUGH OF QUEENS, COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL

BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 723327/2021. LAMONT BAILEY, 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.

#217594

## NOTICE OF SALE

SUPREME COURT- COUNTY OF QUEENS HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF RENAISSANCE HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007- 3, PLAINTIFF, AGAINST INEZ HYLTON, ET AL. DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED ON MAY 23, 2019. I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION AT THE COURTHOUSE STEPS OF THE QUEENS SUPREME COURT, LOCATED AT 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JUNE 21, 2024 AT 12:45 PM PREMISES KNOWN AS 3127 98TH STREET, EAST ELMHURST, NY 11369. PLEASE TAKE NOTICE THAT THIS FORECLOSURE AUCTION SHALL BE CONDUCTED IN COMPLIANCE WITH THE FORECLOSURE AUCTION RULES FOR QUEENS COUNTY AND THE COVID 19 HEALTH EMERGENCY RULES, INCLUDING PROPER USE OF MASKS AND SOCIAL DISTANCING. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH OF QUEENS, COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. BLOCK 1410 AND LOT 54. APPROXIMATE AMOUNT OF JUDGMENT \$675,245.94 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT. INDEX #706032/2014. ELIZABETH GILL, ESQ., REFEREE, ALDRIDGE PITE, LLP - ATTORNEYS FOR PLAINTIFF - 40 MARCUS DRIVE, SUITE 200, MELVILLE, NY 11747

#217842



**FOR HELP IN PREPARATION AND FILING OF ALL YOUR LEGAL NOTICE NEEDS, EMAIL LEGALS@QUEENSPUBLICMEDIA.COM**

## New York will set aside money to help local news outlets hire and retain employees

By Mayssoon Khan  
Associated Press

New York is offering up to \$90 million in tax credits for news outlets to hire and retain journalists in an effort to help keep the shrinking local news industry afloat.

The U.S. newspaper industry has been in a long decline, driven by factors including a loss in advertising revenue as outlets have moved from primarily print to mostly digital. That prompted state lawmakers to help in a measure passed in the state budget.

New York's three-year program allows some news organizations to tap into refundable tax credits each year, with a single outlet able to receive tax credits of up to \$320,000 annually.

State Sen. Brad Hoylman-Sigal, a Democrat who sponsored the legislation, said preserving journalism jobs is vital for the health of democracy. As evidence, he cited the weakened New York news media's failure to research the background of George Santos, a Republican who fabricated many details of his life story, until after he had been elected to Congress.

"Some of my colleagues have dubbed this credit the 'George Santos Prevention Act' because many believe it was the lack of local press coverage that enabled Santos to spin his web of lies undetected," Hoylman-Sigal said.

While it is intended to benefit small community news sites, larger media organizations could also potentially benefit. The tax credits would mostly only be available to news outlets that are not publicly traded, though there would be an exception for certain media businesses that can show a reduction in circulation.

Hoylman-Sigal said he is open to making revisions to expand the legislation to include nonprofit news organizations and digital-only media outlets, which are currently left out of the program.

"This is the first time in American history that we have created a tax credit structure to support journalism jobs," Jon Schleuss, president of the NewsGuild-CWA, a labor union for journalists, said.

Lawmakers in several states have weighed various approaches to help struggling news organizations.

The state governments in California and New Mexico help fund local news fellow-ship programs.

The California Legislature is considering a bill that

would require tech giants like Google, Facebook and Microsoft to pay a percentage of advertising revenue to media companies for linking to their content. Google pushed back recently by temporarily removing California news websites from some people's search results.

In Illinois, lawmakers have proposed a journalism scholarship program, a tax credit and a requirement that news outlets notify the state of plans to sell their operations four months in advance. Bills in Connecticut and Illinois would direct that some money the state spends on advertising go to local outlets.

Most of the measures advancing this year have been in Democrat-controlled states. But Anna Brugmann, director of policy at Rebuild Local News, which advocates for government help for journalism, said there is interest in the idea in red states, too. The hang-up, she said: The initiatives can be expensive.

She noted that in Wisconsin, there were both Republican and Democratic news aid bills this year.

"We're certainly looking at red and purple states, for the next legislative session," Brugmann said.

About 203 counties across the U.S. do not have any local news outlets, according to a report last year from Northwestern University's Medill School of Journalism. More than 1,500 - nearly half the counties - have only one.

New York's program, which would start in 2025, will divide tax breaks into two pots, with about \$4 million worth of credits available to help newsrooms hire staff and about \$26 million in credits to help with staff retention.

Newsrooms could receive \$5,000 worth of tax credits for each new hire, with a cap at \$20,000, or four new positions. Newsrooms could get up to \$300,000 worth of tax credits to help retain staff.

"In a day and age where there's so much information, having trained journalists who can ask the tough questions and hold elected officials and other public figures accountable is critical to our democracy as a country," said state Sen. Jeremy Cooney, a Democrat who represents parts of the Rochester area in western New York.

News businesses applying for the tax credit wouldn't be evaluated based on whether government officials like their coverage, state officials said.

To Place a legal ad contact  
Gina Osnovich, legal advertising manager  
Legals@queenspublicmedia.com

# QCBA celebrates annual dinner and installs board, president



Photos by Walter Karling



# Queens hotel developer grew close with mayor then won city contracts

Continued from page 3

Tung, Hu's attorney, said he didn't know the details of an affordable housing agreement but that he remembered the negotiations.

"It never got down to contract level," he said. "It was only talking, talking."

Neither the mayor's press office nor Tung produced receipts to back up their previous statements to THE CITY that Greco paid for her stay in Fresh Meadows. An analysis for this article of hotel blueprints and invoices show that for a period of as long as eight months, the city was being billed and paid for Greco's room at a cost that likely came to \$50,000 or more.

Greco didn't respond to a phone call and text message seeking comment.

On Wednesday, the mayor's press office declined to comment on Greco's stay, citing an existing Department of Investigation probe of possible ethical violations by her. Regarding Coleman's reported stay, it pointed to comments Adams has made previously about how he doesn't get into his son's personal business.

In a phone call, Tung strongly defended his client's record concerning Greco's stay and other issues. "All of these are allegations, allegations, and most of them, I don't think they're true," he said.

He acknowledged that Hu hired Sampson as CEO of one of her companies. At first, the attorney denied that Adams' ally worked to help secure a contract with the city for Hu, but subsequently said that he did not know if he did.

Tung stated that Cockfield approached his client and offered her his services, but argued that Hu never hired or paid the minister. Tung said he did not discuss the alleged Department of Buildings call with his client.

Cockfield declined to comment on what role he played for Hu and didn't respond to questions sent by email about his alleged work in getting the stop work orders lifted or on the state's enforcement action against the PAC he founded.

Sampson didn't respond to detailed written questions about his role that were left at the front desk of Hu's corporate office in midtown. But in a brief interaction with a reporter outside the office, Sampson said, "I'm not saying anything. I'm just saying, 'Do your homework.' I'm not going to do your homework for you. You know I don't deal with the press."

## A Backroom Introduction

Adams and Hu first met in the wood-paneled back room of the Park Plaza Diner in downtown Brooklyn on May 10, 2021, according to two people who were present.

Adams' interest in the meeting was straightforward. The Brooklyn Borough President, then in his eighth and final year, was in the thick of a hotly contested Democratic primary for mayor and needed to bolster his campaign war chest as he began to break from the pack.

Hu's interest was also transactional, according to one of her former associates. The successful hotel developer had cultivated strong contacts in-



Former State Senator John Sampson walks near his Midtown office, April 26, 2024.

Credit: Alex Krales/THE CITY

side the de Blasio administration, from which she had secured multi-million dollar shelter contracts for the two Queens hotels. Now, to keep the gravy train rolling, she needed a new ally in City Hall.

The two came from opposite sides of the globe. But they shared the ambition that comes from being self-made. Adams grew up in working-class Queens, turning himself from a transit cop to a state legislator to Brooklyn's borough president. Hu, who came of age in China, started off as a food vendor and eventually transformed herself into a prosperous hotel developer, according to internet postings disseminated by Chinese authorities.

But local prosecutors in China allege that on at least one occasion she sought to advance by means that went beyond just playing politics. According to an archived article published by a Chinese local government website, Hu was detained sometime around 2007, just before she could board a plane to the U.S. The article states that she "confessed" to paying "millions in bribes" to a Communist Party official as part of an investigation into a state owned company.

A separate account on a Chinese state website refers to a local developer named "Hu" who gave a gift of cash to a high-ranking Communist Party official, and later convinced the official to use his position in the same state-owned company to buy out her share of a joint real estate project at a vastly inflated price.

The official was later sentenced to life in prison following multiple bribery allegations.

Tung said that Hu denied being arrested or engaging in bribery in China. "Mrs. Hu went back to China recently," he said. "If she had been arrested, and she escaped, she wouldn't be able to go back."

At the half-hour meeting at the diner, Hu did not delve into her past in China. She had pressing business concerns in New York.

With de Blasio soon exiting office, there was no guarantee that a new administration would extend her hotel shelter contracts. Nor would it necessarily help her reverse the stop work order that the buildings department had recently imposed at her hotel construction site on West 35th Street.

So on that day in the backroom of the Brooklyn diner, Hu and a few of her associates sat down with Adams, who was accompanied by his 23-year-old chief fundraiser, Brianna Suggs. The mayoral hopeful pitched himself as the anti-crime champion and praised Hu's entrepreneurial endeavors with catchphrases like, "That's the American story" and "Immigrants built New York City," the same source recalled.

Hu didn't say much, according to one attendee there that day, but repeatedly called the candidate she had just met "a good man."

At the end of the meeting, Hu and Adams posed together. The candidate grinned. The businesswoman, buttoned up in a striped suit, stared straight into the camera. Then the future mayor walked out of the diner with his fundraising liaison.

The breakfast lasted just half an hour. But that had been enough. Three weeks later, Hu began bundling thousands of dollars in campaign contributions for her new candidate.

## Lobster and Purple Potatoes

On June 3, 2021, weeks before the Democratic primary, Hu invited Adams to the Fresh Meadows hotel.

That evening, Adams and Suggs walked through the side door and took an elevator up to the penthouse Hu shared with her husband and business partner, Xiaozhuang Ge. There, according to two attendees, Hu's staff offered Adams and his team red wine, an array of noodle dishes and stewed lobster.

The mayor discussed his proposals to combat anti-Asian hate crime and speed payments to city contractors, one source recalled. Then, according to that source and another attendee, Hu's assistant handed a pile of checks to Suggs.

How much the event brought in is difficult to determine because the Adams campaign did not report Hu's fundraiser to the city Campaign Finance Board. A spokesperson for the mayor's 2021 campaign didn't respond when asked about

the reporting lapse.

But public records show that a day later, the Adams campaign took in \$34,000 from 17 people who each gave \$2,000. The campaign finance records show that numerous contributions of that amount — \$100 below the maximum permitted — went to the Adams campaign around the time of this and subsequent Hu fundraisers. These donors included one of Hu's former business associates and a former commercial tenant in another Queens building she owned.

Adams eked out a victory in the Democratic primary a few weeks later, effectively making him the mayor-in-waiting that year.

That September, Adams went back to Hu's hotel for another fundraiser. This time, the hotel developer served fresh lobster and purple potatoes on the hotel's third floor, according to two of the diners.

One of the guests at the candidate's table was John Sampson, who Adams had known at least since their days together in the state Senate when they were both embroiled in a state contracting scandal. While both maintained their innocence, many Democrats in Albany turned on Sampson, who lost his leadership position with the senate's Democratic conference.

Adams stayed loyal to him, and he to Adams. In November, Sampson was spotted among the guests at Adams' raucous victory party in Brooklyn following the general election.

That same month, a federal judge thwarted Sampson's bid to attend the city's biggest annual political junket, the Somos Conference in Puerto Rico. In harsh terms, she rejected the travel request and questioned Sampson's employment at the time by Exodus Transitional Community, a nonprofit that was running the post-incarceration program at Hu's Fresh Meadows hotel.

"The Court is not at all convinced that his employment and rapid promotion at Exodus is appropriate," Judge Dora Irizarry wrote on November 2, 2021. "While he allegedly is not involved in procuring contracts, he is involved in seeking property for the program, which is completely related to his criminal conduct involving his misappropriation of funds as a referee for the state court in forfeiture proceedings."

Those concerns did not stop Hu from making Sampson her corporate CEO in early 2023, according to two sources. One said Sampson assured Hu that he'd get her another city contract at her Long Island City hotel after Exodus departed as the service provider in late 2022 amid multiple investigations into its work.

## A Call to Adams Officials

Seven months after Adams took office, Hu's proximity to the mayor's inner circle proved its value, according to a source familiar with Department of Buildings operations.

On the morning of July 8, 2022, an inspector showed up for a surprise visit at the large lot across from Bryant Park where Hu's firm was erecting a 34-story hotel. The safety expert walked onto the construction site and peered at a crimson hoist Hu's team was using to lift workers and equipment hundreds of feet into the air, Department of Buildings records show.

What he saw sparked safety concerns — an assessment that an administrative court substantiated a few weeks later when it found that the hoist did not comply with the site's approved plans and presented "an immediately hazardous condition."

The design plans called for two squat columns anchored in a solid concrete slab to serve as a safety cushion for the hoist. Instead, the inspector saw, the columns were several feet in the air resting on an improvised structure of metal beams and poles, according to site photos obtained through a public records request.

Worried that the unapproved assemblage might not be able to hold the weight of the hoist, as the inspector would later testify, he stopped all work above 75 feet.

At this point, Hu could have followed the department's lengthy guidelines for clearing such an order, which require builders to make changes, attest to their fixes in sworn statements and request a re-inspection, a process that can take weeks or months.

But she went another way. Her team contacted the Department of Buildings, and soon the agency swung into action.



Mayor Eric Adams poses with advisor Winnie Greco at the Hong Kong Dragon Boat Festival at Meadow Lake in Flushing Meadows Corona Park, Aug. 12, 2023.

Credit: Caroline Rubinstein-Willis/Mayoral Photography

Continued on page 9



# Queens hotel developer grew close with mayor then won city contracts

Continued from page 8

In the hours that followed, the agency sent multiple inspectors to the site throughout that afternoon and early evening, according to public records and interviews with two people on the site that day. But despite the efforts of Hu's construction team to fix the structure, the inspectors were not satisfied. They would not clear the safety violation.

"They come back, they go back to their car, call their supervisors, and come back again," said one source, who said that he left the job site around 8 or 9 p.m. with the issue unresolved.

But the day wasn't over. Around 10 p.m., Cockfield called two top Department of Buildings officials and urged them to lift the order, according to the source familiar with DOB practices. Just after 11 p.m., the department rescinded the stop work order.

At the time, the Department of Buildings was run by Eric Ulrich, an Adams appointee who was later indicted on bribery charges. Ulrich has pleaded not guilty. He didn't respond to a request for comment.

The Adams administration didn't directly respond to questions about Cockfield's alleged phone call, but said the DOB wouldn't lift a stop work order without proper documentation from the owner.

Buildings spokesperson Andrew Rudansky said that the agency reversed the stop work order because the builder had fixed the improperly constructed hoist, removing any safety concerns. He said the department responds to requests for re-inspections of stop work orders from contractors in one to two days on average, and said that the department would "continue to hold this contractor to the same high safety standards we expect everyone to meet if they want to build in our city."

But three New York City construction experts said the events that day suggested that Hu's project got special treatment.

A data analysis for this project shows that roughly one half of one percent of the roughly 7,000 stop work orders issued and reversed in 2022 were voided the same day. The median length of time for them to be resolved was 35 days.

"There's a procedure that we have to follow for a work stop to be reinstated, and that's filling out a certificate of correction and requesting a re-inspection in an agency form," said one person familiar with department procedures, speaking on the condition of anonymity. "There's a lot of work stops in the city. It's like skipping in line."

## Vanishing Apartments

Hu also tapped Cockfield to help her erase the stop work order on West 35th Street, according to a source who attended strategy meetings with the minister. This time the arena was a site with a tortuous history that pitted Hu's dream of developing a 25-story hotel in Manhattan's Garment District against a community bent on preserving two small apartment buildings that had long housed residents of modest means.

For six years under the de Blasio administration, the city's Department of Buildings and Department of Housing Preservation and Development (HPD) worked in concert with the local community board to insist that Hu preserve more than a dozen affordable units that she sought to take a wrecking ball to.

The dynamic changed when Adams took office in January 2022. Hu began strategizing not only with her architect and a buildings code expert, but also with Cockfield and another consultant, according to a source who attended meetings on the project.

Before Adams' first year in office ended, Hu got her wish: She didn't have to build any affordable units. The Department of Buildings approved a plan for a fully commercial 25-story hotel.

It was an unlikely outcome in a district that has some of the city's toughest zoning rules protecting rent-regulated apartments, policed by an engaged community board.

Hu waded into this environment in 2016,

when she bought the century-old buildings at 317 and 319 W. 35th Street for \$28 million.

She immediately filed plans with the Department of Buildings to knock down the structures, sending Community Board 4 into an uproar.

Nonetheless, the community board, led by its housing expert, Joe Restuccia, worked for years on a compromise plan that would allow Hu's project to go forward so long as she preserved the affordable units for the neighborhood.

This culminated with a letter Hu wrote to the city's housing agency in early 2019 outlining a plan to provide more than a dozen affordable apartments in her project.

With the letter written, the community board assumed its role was done.

That's why Restuccia, a veteran affordable housing developer with a white mustache and the bark of a former tenant organizer, was stunned when he got an email from a local resident two years later informing him that the facades of the two residential buildings "have been demolished & removed."

In a photo attachment, Restuccia said he could see that the wooden floors of the century-old dark brick buildings had been destroyed and replaced.

In response to the board's alarm, the DOB issued a stop work order blocking all construction at Hu's site as of March 4, 2021.

It was another seeming victory for the board. Restuccia figured the city would freeze Hu's project until she followed through on the intentions she had expressed to the housing department.

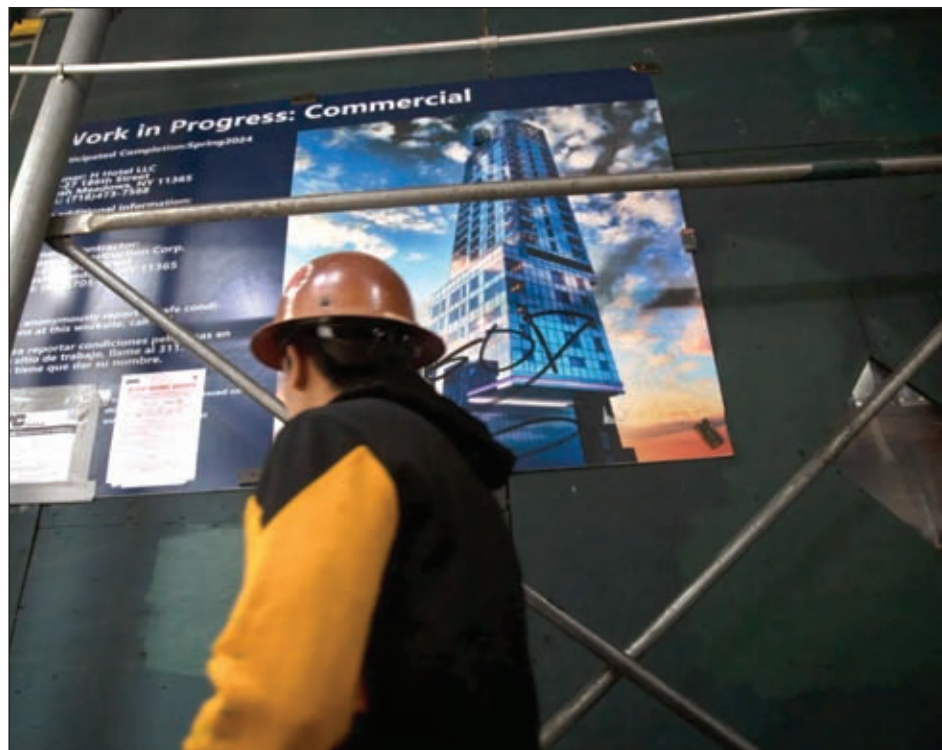
But according to two sources familiar with the matter, Hu was dead set against building affordable apartments — and when the work stoppage continued into the Adams mayoralty, she began the strategy sessions with her team of experts, along with Cockfield and her other consultant.

In those sessions, Hu had her architect lay out the bureaucratic hurdles they faced in getting the stop work order lifted. Cockfield and the other consultant took notes, asked questions, and promised to call decision makers in the Adams administration, according to the source who attended the meetings.

That summer, Hu's architect submitted a new plan to the Department of Buildings that upended everything that had been agreed to. The hotel was now going to be entirely commercial without any affordable apartments.

The Department of Buildings approved Hu's permit to build as she wished, and in November 2022, the agency lifted the stop work order that had stretched on for 18 months.

The agency gave no notification to the board or local elected officials, some of whom say they were stunned by the turn of events.



A construction worker at 58 W. 39th St. walks past a rendering for the hotel development, March 4, 2024.



The former Wyndham Garden Hotel in Fresh Meadows, Queens, in March 2022.

Credit: Ben Fractenberg/THE CITY

Rudansky, the DOB spokesperson, echoed City Hall in saying the developer's adjustments to the project in 2022 allowed it to meet all the district's zoning requirements and other regulations. He said HPD had issued the site a certification of no harassment, which indicated to the DOB that the project complied with local zoning provisions.

But a spokesperson for HPD confirmed the agency had yet to take several actions that Restuccia said were mandated by zoning rules to make a project compliant.

Rudansky also pointed to 2021 changes in city permitting for hotels that he asserted overrode the obligation for Hu to provide housing. But Restuccia took strong exception to that, saying that the only reason that Hu had won an exemption from more stringent permitting requirements in the first place was because she had committed to preserving the affordable housing.

He was joined in his criticism by Councilmember Erik Botcher (D-Manhattan), whose district includes the site of the proposed hotel.

"It's hard to understand why the city would decide to move forward with a project that removes affordable housing units from its scope at a time they are desperately needed," Botcher said. "We must have a full account of what happened here and understand how this project departed so far from the original plan, which was meticulously worked out by my predecessor,

Community Board 4, DOB and the property owners."

## From Hubei Province to Hudson Yards

On the evening of June 9, 2023, Weihong Hu was standing in a common space at her new home, a shimmering 92-story glass skyscraper in Hudson Yards. She had recently paid \$5 million for a condo there, a short walk from the rent-stabilized apartments she had eliminated to make way for her hotel on 35th Street.

That night she hosted a gala fundraiser for Adams, who was now running for re-election. Hu and the mayor both wore blue suit jackets and posed for photos. Their mutual friend Winnie Greco, sporting a bright pink dress and pearl necklace, trailed the mayor closely, as guests helped themselves to noodles and sushi.

"We want to start early and make sure that we have the necessary funds to put on a good strong campaign," Adams told the assembled supporters, his hands clasped just above his suit buttons.

On the day of the fundraiser and over the two days that followed, the Adams campaign reported receiving 20 campaign contributions, all exactly \$2,000 apiece. Adams' reelection campaign team declined to say how much it received from Hu's event. But many of the donations that day came from Hu's family's friends and associates, three of whom would later allege that they had been illegally reimbursed by Hu's family.

The sumptuous setting, enclosed by large windows that revealed the bright lights of the West Side skyline, was a world away from her previous homes in Hubei Province and her hotel-turned-shelter in Queens.

Still, Hu continues to seek new opportunities.

Two weeks after the fundraiser for Adams, she registered as the new CEO of a long-dormant not-for-profit called Urban Purpose for Community Affairs.

The entity's registration paperwork makes clear that Hu wants to go beyond renting out her hotels to city-contracted social service providers. She wants the social service contracts too.

Her group has submitted a proposal to run a program housing asylum-seekers, the Department of Homeless Services confirmed.

The not-for-profit's original board members, who started the group 13 years earlier, have all moved on.

In their place, the paperwork lists, among other associates, Hu's son, her daughter-in-law, her lawyer's law partner, and the sister of Adams' longtime friend John Sampson, her corporate CEO.

*Additional reporting by Katrina Northrop/The Wire China.*

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

# QCBA celebrates annual dinner and installs board, president



Photos by Walter Karling



# Senate confirms 200th federal judge under Biden as Democrats surpass Trump's pace

By Kevin Freking and Seung Min Kim  
Associated Press

The Senate on Wednesday confirmed the 200th federal judge of President Joe Biden's tenure, about a month earlier than when Donald Trump hit that mark in his term, though Trump still holds the edge when it comes to the most impactful confirmations — those to the Supreme Court and the country's 13 appellate courts.

The march to 200 culminated with the confirmation of Angela Martinez as a district court judge in Arizona. The milestone reflects the importance that Biden, a former chairman of the Senate Judiciary Committee, and Senate Majority Leader Chuck Schumer, D-N.Y., placed on judicial confirmations after Trump put his enormous stamp on the federal judiciary with the confirmation of three Supreme Court justices.

"Reaching 200 judges is a major milestone," Schumer said just before the 66-28 vote. "Simply put, our 200 judges comprise the most diverse slate of judicial nominations under any president in American history."

The current pace of judicial confirmations for this White House came despite Biden, a Democrat, coming into office in 2021 with far fewer vacancies, particularly in the influential appellate courts, than Trump, a Republican, did in 2017.

"There is more work to do," Biden said in a statement after the vote. "Going forward, I will continue my solemn responsibility of nominating individuals who have excelled in their professional careers, who reflect the communities they serve and who apply the law impartially and without favoritism."

It's unclear whether Biden can eclipse his predecessor's 234 judges before the year ends, though.

Democrats have solidly backed the president's judicial nominees, but there have been some cracks in that resolve in recent weeks. Sen. Joe Manchin, D-W.Va., said he would not support nominees who do not have some bipartisan support, and the two Democratic senators from Nevada are opposing a nominee who would become the nation's first Muslim appellate court judge. They did so after some law enforcement groups came out against the nomination.

The White House is aware of the obstacles as they rush to surpass Trump's accomplishment. It's a high water mark that remains a point of pride for the former president and senior Republicans who made it happen, including Senate Minority Leader Mitch McConnell of Kentucky. Filling dozens of judicial vacancies requires time on the Senate floor calendar, which becomes more scarce



Gavels and law books are shown, July 14, 2010 in San Francisco, Calif. The Senate is set to confirm the 200th federal judge of President Joe Biden's tenure. That's about a month before then-President Donald Trump hit the 200 threshold. Trump still holds the edge when it comes to the most impactful confirmations — those to the U.S. Supreme Court and the country's 13 appellate courts.

AP Photo/Jeff Chiu, file

as senators in the narrowly divided chamber shift into election-year campaign mode.

Of the more than 40 current judicial vacancies nationwide, half are in states with two Republican senators. That matters because for district court judges, home-state senators still can exercise virtual veto power over a White House's nominations due to a long-standing Senate tradition.

White House officials say they have no illusions about the challenges they face but feel reaching 235 is possible. That doesn't please Republicans.

"Unfortunately, they learned from our example about prioritizing lifetime appointments," said Sen. John Cornyn, R-Texas. Meanwhile, liberal advocacy groups are thrilled with the results so far.

"I just cannot rave enough about these judges," said Jake Faleschini, who leads nominations work at the Alliance for Justice. "It's been nothing

short of transformative of the federal judiciary in terms of both excellence, but also demographic and professional diversity."

At this stage in his term, Trump had two Supreme Court justices and 51 appellate court judges confirmed to lifetime appointments. Biden has tapped one Supreme Court justice and 42 appellate court judges. Biden has more confirmations of the district judges who handle civil and criminal cases. Those nominations tend to be less hard fought.

Biden has emphasized adding more female and minority judges to the federal bench. On that front, 127 of the 200 judges confirmed to the bench are women. Fifty-eight are Black and 36 are Hispanic, according to Schumer's office. Thirty-five judges are Asian American, Native Hawaiian and Pacific Islanders, more than any other administration, according to the White House.

In the appellate courts, 30 of the 42 circuit judges confirmed during Biden's term are women, according to the White House. Thirteen Black women have been chosen as circuit judges, more than all previous administrations combined.

Under Biden, more Hispanic judges have been confirmed to the appellate courts than any other administration.

As abortion access remains a vital priority for the Biden administration and a key argument for the president's reelection bid, the White House also points to several judges with backgrounds on the issue. They include Judge Julie Rikelman of the 1st U.S. Circuit Court of Appeals, who before her nomination argued on behalf of the abortion clinic in *Dobbs vs. Jackson*, the 2022 ruling that dismantled *Roe vs. Wade*; and Nicole Berner, a former attorney at Planned Parenthood who now serves on the 4th U.S. Circuit Court of Appeals.

Conservatives say it is fine to have diversity, but that should not be the focus.

"I think the right standard isn't trying to check boxes with nominees, but to try to find the men and women who are going to be faithful to the Constitution and the rule of law," said Carrie Severino, president of JCN, a conservative group that worked to boost support for Trump's nominees.

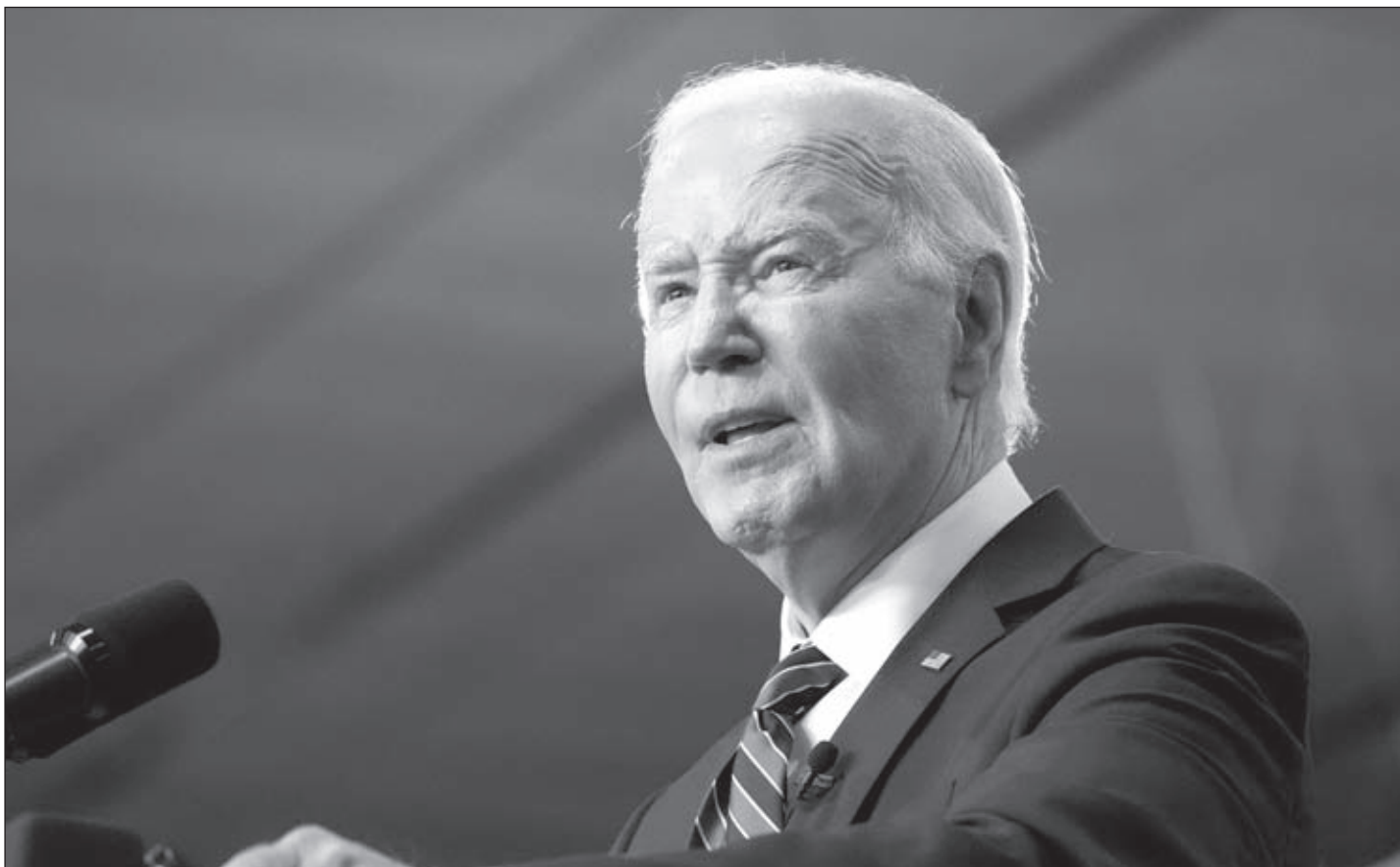
About a one-quarter of the judges Trump nominated were women and about 1 in 6 were minorities, according to the Pew Research Center.

Asked about the diversity of Biden's nominees, GOP senators said there was too much focus on "identity politics."

"I'm interested in competent lawyers who will administer justice fairly. Now, there are women that can do that. There are men that can do that. There are people of color that can do that," said Sen. John Kennedy, R-La. "But their primary characteristic that they're proudest of is racial identity or gender identity, and activist. And I just don't think that's what the American people want to see in their justice system."

Proponents of diversifying the federal judiciary counter that people who come before the court have more trust in the legal process when they see people who look like them. They said it's important to diversify the professional backgrounds of judges, too, so that more public defenders and those with a civil rights or non-profit background are considered.

"The American people deserve federal judges who not only look like America, but understand the American experience from every angle," said Sen. Dick Durbin, D-Ill., the Senate Judiciary Committee chairman.



President Joe Biden speaks about the PACT Act at the Westwood Park YMCA, Tuesday, May 21, 2024, in Nashua, N.H.

AP Photo/Alex Brandon

# 2ND DEPARTMENT/PUBLIC LEGAL NOTICES

## NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN, PLAINTIFFS -AGAINST- THE HEIRS-AT-LAW, NEXT OF KIN, DISTRIBUTUTES, EXECUTORS, ADMINISTRATORS, ASSIGNEES, LIENORS, CREDITORS, SUCCESSORS-IN-INTEREST AND GENERALLY ALL PERSONS HAVING OR CLAIMING UNDER, BY OR THROUGH FLORENCE MIDDLETON, DECEASED, PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE ENTERED HEREIN ON AUGUST 22, 2023, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, LOCATED AT 88-11 SUTPHIN BOULEVARD, JAMAICA, NY ON JUNE 28, 2024 AT 12:15 P.M. PREMISES SITUATE, LYING AND BEING IN THE BOROUGH OF QUEENS, COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, KNOWN AND DESIGNATED AS BLOCK 10134 AND LOT 49 ON THE QUEENS COUNTY TAX ASSESSMENT MAP. SAID PREMISES KNOWN AS 107-50 156TH STREET, JAMAICA, NY APPROXIMATE AMOUNT OF LIEN \$42,030.74 PLUS INTEREST & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NUMBER 704808/2015. MARK J. KELLER, ESQ., REFEREE PHILIPS LITTLE LLP ATTORNEY(S) FOR PLAINTIFFS 28 EAST MAIN STREET, SUITE 1400, ROCHESTER, NY 14614

#217871

## NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2020-GS2 PLAINTIFF -AGAINST- TARIQ RANA, ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DATED MAY 6, 2024 AND ENTERED ON MAY 8, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, LOCATED AT 88-11 SUTPHIN BOULEVARD, JAMAICA, NY ON JUNE 28, 2024 AT 12:15 P.M. PREMISES SITUATE, LYING AND BEING IN THE COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY SIDE OF 122ND STREET, DISTANT 120.25 FEET NORTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF 116TH AVENUE WITH THE EASTERLY SIDE OF 122ND STREET; BEING A PLOT 19.83 FEET BY 100 FEET BY 19.83 FEET BY 100 FEET. BLOCK: 11666 LOT: 43 SAID PREMISES KNOWN AS 115-47 122ND STREET, SOUTH OZONE PARK, NY 11420 APPROXIMATE AMOUNT OF LIEN \$238,999.81 PLUS INTEREST & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NUMBER 710784/2023. BARRY S. SEIDEL, ESQ., REFEREE KOSTERICH & SKEETE, LLC ATTORNEY(S) FOR PLAINTIFF 707 WESTCHESTER AVE, SUITE 302, WHITE PLAINS, NY 10604

#217893

## NOTICE OF SALE

SUPREME COURT STATE OF NEW YORK COUNTY OF QUEENS INDEX NO. 703151/2023 ESL FEDERAL CREDIT UNION F/K/A EASTMAN SAVINGS AND LOAN ASSOCIATION, PLAINTIFF, VS. STEPHEN G. LABIAK; CITY OF NEW YORK TRANSIT ADJUDICATION BUREAU; CITY OF NEW YORK PARKING VIOLATIONS BUREAU; CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD; " JOHN DOE" AND/OR " MARY ROE", DEFENDANTS. PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DATED FEBRUARY 16, 2024 AND ENTERED THEREIN, I, THE UNDERSIGNED, THE REFEREE IN SAID JUDGMENT NAMED, WILL SELL AT PUBLIC AUCTION ON THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NEW YORK, 11435 IN THE COUNTY OF QUEENS ON JUNE 21, 2024 AT 11:45 A.M., ON THAT DAY, THE PREMISES DIRECTED BY SAID JUDGMENT TO BE SOLD AND THEREIN DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, KNOWN AS 38-32 215TH PLACE, BAYSIDE, NY 11361, BLOCK: 6244 LOT: 20. SAID PREMISES ARE SOLD SUBJECT TO ANY STATE OF FACTS AN ACCURATE SURVEY MAY SHOW, ZONING RESTRICTIONS AND ANY AMENDMENTS THERETO, COVENANTS, RESTRICTIONS, AGREEMENTS, RESERVATIONS, AND EASEMENTS OF RECORD AND PRIOR LIENS, IF ANY, MUNICIPAL DEPARTMENTAL VIOLATIONS, AND SUCH OTHER PROVISIONS AS MAY BE SET FORTH IN THE COMPLAINT AND JUDGMENT FILED IN THIS ACTION. JUDGMENT AMOUNT: \$54,873.24 PLUS, BUT NOT LIMITED TO, COSTS, DISBURSEMENTS, ATTORNEY FEES AND ADDITIONAL ALLOWANCE, IF ANY, ALL WITH LEGAL INTEREST. DATED: MAY, 2024 RITA SOLOMON, ESQ., REFEREE LACY KATZEN LLP ATTORNEYS FOR PLAINTIFF 600 BAUSCH & LOMB PLACE ROCHESTER, NEW YORK 14604 TELEPHONE: (585) 324-5785

#217430

## NOTICE OF SALE

EASTERN DISTRICT OF NEW YORK (BROOKLYN) GREEN MOUNTAIN HOLDINGS (CAYMAN) LTD.; PLAINTIFF V. JAMES MCEACHERN, ET AL; DEFENDANTS. ATTORNEYS FOR PLAINTIFF: HASBANI & LIGHT, P.C., 450 7TH AVE, SUITE 1408, NY, NY 10123; (212) 643-6677 PURSUANT TO JUDGMENT OF FORECLOSURE AND SALE GRANTED HEREIN ON 4/17/24, I WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE EDNY-BROOKLYN, 225 CADMAN PLAZA EAST, BROOKLYN, NY 11201. ON JUNE 17, 2024, AT 1:15 PM. PREMISES KNOWN AS 225-06 MENTONE AVENUE, LAURELTON, NY 11413 BLOCK: 13193 LOT: 3 ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF QUEENS, CITY AND STATE OF NEW YORK. AS MORE PARTICULARLY DESCRIBED IN THE JUDGMENT OF FORECLOSURE AND SALE. SOLD SUBJECT TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN SAID JUDGMENT AND TERMS OF SALE. APPROXIMATE AMOUNT OF JUDGMENT: \$442,463.13 PLUS INTEREST AND COSTS. DOCKET NUMBER: 1:22-CV-00858-NGG-TAM SUSAN RIZOS, ESQ., REFEREE

#217515

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET- BACKED CERTIFICATES, SERIES 2006-8, PLAINTIFF AGAINST ENRIQUE CAJAS, ET AL. , DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED FEBRUARY 26, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NEW YORK 11435 ON JUNE 21, 2024 AT 11:15AM, PREMISES KNOWN AS 84-19 96TH STREET, WOODHAVEN, NY 11421 A/K/A 84-19 96TH STREET, JAMAICA, NY 11421. 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: 8892 LOT: 124. APPROXIMATE AMOUNT OF JUDGMENT \$1,312,464.14 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #720778/2022. THE AFOREMENTIONED AUCTION WILL BE CONDUCTED IN ACCORDANCE WITH THE QUEENS COUNTY COVID-19 PROTOCOLS LOCATED ON THE OFFICE OF COURT ADMINISTRATION (OCA) WEBSITE (HTTPS://WWW2.NYCOURTS.GOV/ADMIN/OCA.SHTML) AND AS SUCH ALL PERSONS MUST COMPLY WITH SOCIAL DISTANCING, WEARING MASKS AND SCREENING PRACTICES IN EFFECT AT THE TIME OF THIS FORECLOSURE SALE. JOSEPH DEFELICE, ESQ., REFEREE FEIN, SUCH & CRANE, LLP 28 EAST MAIN STREET ROCHESTER, NY 14614 SPSNC833 80531

#217675

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2006 MASTR ASSET-BACKED SECURITIES TRUST 2006-HE5 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-HE5, PLAINTIFF AGAINST HYUN SUK SHIM A/K/A ANTHONY H. SHIM; ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED JANUARY 2, 2024, AND AMENDED APRIL 11, 2024 I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION AT THE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JUNE 21, 2024 AT 11:15AM, PREMISES KNOWN AS 43-23 156TH STREET, FLUSHING, NY 11355. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE THIRD WARD, IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NY, BLOCK 5414 LOT 24. APPROXIMATE AMOUNT OF JUDGMENT \$1,052,217.94 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX# 712488/2021. THE AUCTION WILL BE CONDUCTED PURSUANT TO THE COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTY ESTABLISHED BY THE 11TH JUDICIAL DISTRICT. SCOTT H. SILLER, ATTORNEY AT LAW, 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 2, 2024 80595

#217689

## NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2006-C, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES INABS 2006-C UNDER THE POOLING AND SERVICING AGREEMENT DATED JUNE 1, 2006 PLAINTIFF, AGAINST DEVIKA PERSAUD, ET AL. DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE, DULY ENTERED 06/17/2019, I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION, ON THE COURTHOUSE STEPS OF THE QUEENS SUPREME COURT LOCATED AT 88-11 SUTPHIN BLVD., JAMAICA, NY 11435, ON 6/14/2024 AT 10:15AM, PREMISES KNOWN AS 127-03 143RD STREET A.K.A. 12703 143RD STREET, JAMAICA, NEW YORK 11436, AND DESCRIBED AS FOLLOWS: ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. BLOCK 12061 LOT 39 THE APPROXIMATE AMOUNT OF THE CURRENT JUDGMENT LIEN IS \$466,383.92 PLUS INTEREST AND COSTS. THE PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF THE AFORESAID JUDGMENT OF FORECLOSURE AND SALE; INDEX # 19398/2013 E-FILING INDEX# 724445/2023 FEARONCE G. LALANDE, ESQ., REFEREE. MCCABE, WEISBERG & CONWAY, LLC, 10 MIDLAND AVENUE, SUITE 205, PORT CHESTER, NY 10573 DATED: 3/22/2024 FILE NUMBER: 272-0862NY CA

#217449

## NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-QS2, -AGAINST- MANUEL ALMEIDA, 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 DECEMBER 4, 2023, WHEREIN U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-QS2 IS THE PLAINTIFF AND MANUEL ALMEIDA, 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 14, 2024 AT 12:30PM, PREMISES KNOWN AS 1055 BEACH 22ND ST, FAR ROCKAWAY, NY 11691; AND THE FOLLOWING TAX MAP IDENTIFICATION: 15709-154. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN FAR ROCKAWAY, FIFTH WARD, OF THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 701423/2015. KERRY J. KATSORHIS, 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.

#217439

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2020-RPL1, PLAINTIFF AGAINST PEDRO HAREWOOD, ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED APRIL 5, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NEW YORK ON MAY 31, 2024 AT 12:00PM, PREMISES KNOWN AS 131-46 228TH STREET, LAURELTON, NY 11413. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 12937 LOT 56. APPROXIMATE AMOUNT OF JUDGMENT \$350,137.10 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #723598/2022. THE AFOREMENTIONED AUCTION WILL BE CONDUCTED IN ACCORDANCE WITH THE QUEENS COUNTY COVID-19 PROTOCOLS LOCATED ON THE OFFICE OF COURT ADMINISTRATION (OCA) WEBSITE (HTTPS://WWW2.NYCOURTS.GOV/ADMIN/OCA.SHTML) AND AS SUCH ALL PERSONS MUST COMPLY WITH SOCIAL DISTANCING, WEARING MASKS AND SCREENING PRACTICES IN EFFECT AT THE TIME OF THIS FORECLOSURE SALE. MARTHA TAYLOR, ESQ., REFEREE FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP 53 GIBSON STREET BAY SHORE, NY 11706 01-095979-F00 80308

#217097

## NOTICE OF SALE

SUPREME COURT: QUEENS COUNTY. WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-FRE2 ASSET-BACKED PASS-THROUGH CERTIFICATES, PLTF. VS. DARREN GARLAND, ET AL, DEFTS. INDEX #704149/2018. PURSUANT TO JUDGMENT OF FORECLOSURE AND SALE ENTERED JULY 28, 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 14, 2024 AT 11:00 A.M. PREMISES K/A 11129 196TH STREET, SAINT ALBANS, NY 11412 A/K/A BLOCK 10954, LOT 37. APPROXIMATE AMOUNT OF JUDGMENT IS \$602,091.60 PLUS COSTS AND INTEREST. SOLD SUBJECT TO TERMS AND CONDITIONS OF FILED JUDGMENT AND TERMS OF SALE. KRISTEN JEAN DUBOWSKI, REFEREE. MARGOLIN, WEINREB & NIERER, LLP, ATTY'S. FOR PLTF., 165 ELLEEN WAY, STE. 101, SYOSSET, NY 11791. #101366

#217102

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1, PLAINTIFF AGAINST JOSEPH C. CONLON, GIOVANNA CONLON, ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED OCTOBER 25, 2023, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NEW YORK ON MAY 31, 2024 AT 11:15AM, PREMISES KNOWN AS 151-07 21ST AVENUE, WHITESTONE, NY 11357. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 4708, LOT 68. APPROXIMATE AMOUNT OF JUDGMENT \$668,769.24 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #712531/2019. THE AFOREMENTIONED AUCTION WILL BE CONDUCTED IN ACCORDANCE WITH THE QUEENS COUNTY COVID-19 MITIGATION PROTOCOLS AND AS SUCH ALL PERSONS MUST COMPLY WITH SOCIAL DISTANCING, WEARING MASKS AND SCREENING PRACTICES IN EFFECT AT THE TIME OF THIS FORECLOSURE SALE. KELECHI O. ONYEGBIA, ESQ., REFEREE GROSS POLOWY, LLC 1775 WEHRLER DRIVE WILLIAMSVILLE, NY 14221 19-003856 80260

#217096

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS NATIONSTAR MORTGAGE LLC, PLAINTIFF AGAINST THE ESTATE OF REBELTO C. DUNCAN, ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED MARCH 26, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NEW YORK ON MAY 31, 2024 AT 11:00AM, PREMISES KNOWN AS 186-16 HILBURN AVENUE, SAINT ALBANS, NY 11412. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK: 10424, LOT: 13. APPROXIMATE AMOUNT OF JUDGMENT \$460,994.42 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #700550/2021. THE AFOREMENTIONED AUCTION WILL BE CONDUCTED IN ACCORDANCE WITH THE QUEENS COUNTY COVID-19 PROTOCOLS LOCATED ON THE OFFICE OF COURT ADMINISTRATION (OCA) WEBSITE (HTTPS://WWW2.NYCOURTS.GOV/ADMIN/OCA.SHTML) AND AS SUCH ALL PERSONS MUST COMPLY WITH SOCIAL DISTANCING, WEARING MASKS AND SCREENING PRACTICES IN EFFECT AT THE TIME OF THIS FORECLOSURE SALE. KERRY KATSORHIS, ESQ., REFEREE FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP 53 GIBSON STREET BAY SHORE, NY 11706 01-063375-F00 80197

#217095

## NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST, -AGAINST- ALBANELIS A. CRUZ, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON JULY 24, 2023, WHEREIN U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST IS THE PLAINTIFF AND ALBANELIS A. CRUZ, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION RAIN OR SHINE ON THE COURTHOUSE STEPS OF THE QUEENS COUNTY COURTHOUSE, 88-11 SUTPHIN BLVD., JAMAICA, NY 11435, ON MAY 31, 2024 AT 12:00PM, PREMISES KNOWN AS 114-50 141ST STREET, JAMAICA, NY 11436; AND THE FOLLOWING TAX MAP IDENTIFICATION: 11970-30. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE FOURTH WARD, BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 717331/2018. SCOTT H. SILLER, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#216877

## NOTICE OF SALE

SUPREME COURT: QUEENS COUNTY. NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN, PLTF. VS. KIMBERLY GRACE CASCIO, AS CO-EXECUTOR OF THE ESTATE OF ERMINIA CASCIO, DEFTS. INDEX #720659/22. PURSUANT TO JUDGMENT OF FORECLOSURE AND SALE ENTERED MAR. 20, 2024, I WILL SELL AT PUBLIC AUCTION ON THE FRONT STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD., JAMAICA, NY ON JUNE 7, 2024 AT 12:00 P.M. PREMISES K/A NO # 56TH ROAD, FLUSHING, NY 11355 A/K/A BLOCK 05173, LOT 0213. APPROXIMATE AMOUNT OF JUDGMENT IS \$2,136.96 PLUS COSTS AND INTEREST. SOLD SUBJECT TO TERMS AND CONDITIONS OF FILED JUDGMENT AND TERMS OF SALE. NICOLE KATSORHIS, REFEREE, THE DELLO-IACONO LAW GROUP, P.C., ATTY'S. FOR PLTF., 312 LARKFIELD ROAD, LOWER LEVEL, EAST NORTHPORT, NY 11731. FILE NO. 22-000176 - #101357

#216882

# 2ND DEPARTMENT/PUBLIC LEGAL NOTICES

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS AURORA FINANCIAL GROUP, INC., PLAINTIFF AGAINST KAMRUL H. KHAN MD AKA MD KAMRUL H. KHAN, ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED MARCH 11, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NEW YORK ON MAY 31, 2024 AT 12:30PM, PREMISES KNOWN AS 90-43 170TH STREET, JAMAICA, NY 11434. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 9804 AND LOT 15. APPROXIMATE AMOUNT OF JUDGMENT \$530,280.91 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #718763/2022. THE AFOREMENTIONED AUCTION WILL BE CONDUCTED IN ACCORDANCE WITH THE QUEENS COUNTY COVID-19 MITIGATION PROTOCOLS AND AS SUCH ALL PERSONS MUST COMPLY WITH SOCIAL DISTANCING, WEARING MASKS AND SCREENING PRACTICES IN EFFECT AT THE TIME OF THIS FORECLOSURE SALE. GREGORY J. NEWMAN, ESQ., REFEREE GROSS POLOWY, LLC 1775 WEHRLE DRIVE WILLIAMSVILLE, NY 14221 22-001128 80375

#217131

## NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ALTERNATIVE LOAN TRUST 2004-9 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-9, -AGAINST- STEVE THEOTOKAS, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON JULY 29, 2019, WHEREIN U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ALTERNATIVE LOAN TRUST 2004-9 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-9 IS THE PLAINTIFF AND STEVE THEOTOKAS, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION RAIN OR SHINE ON THE COURTHOUSE STEPS OF THE QUEENS COUNTY COURTHOUSE, 88-11 SUTPHIN BLVD., JAMAICA, NY 11435, ON JUNE 7, 2024 AT 12:00PM, PREMISES KNOWN AS 5004 BROWVALE LANE, LITTLE NECK, NY 11362; AND THE FOLLOWING TAX MAP IDENTIFICATION: 8247-31. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS THEREON ERECTED, SITUATE, LYING AND BEING IN THE THIRD WARD OF THE BOROUGH OF QUEENS, OF THE CITY OF NEW YORK, IN THE COUNTY OF QUEENS, STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 706030/2015. WILLIAM T. DRISCOLL, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#217133

## NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS. NYCTL 1998-2 TRUST, AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN FOR THE NYCTL 1998-2 TRUST, PLAINTIFFS -AGAINST- ZANO INDUSTRIES INC., ET AL. DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE ENTERED HEREIN AND DATED SEPTEMBER 15, 2022, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, LOCATED AT 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435, ON FRIDAY, OR AT SUCH OTHER LOCATION IN THE COURTHOUSE THAT THE COURT MAY DESIGNATE FOR CONDUCTING THIS FORECLOSURE AUCTION ON JUNE 14, 2024 AT 10:15 A.M. PREMISES SITUATE, LYING AND BEING IN THE BOROUGH OF QUEENS, COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, KNOWN AS BLOCK 4176 LOT 30 AS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK ON 08/23/2018. SAID PREMISES KNOWN AS 20-35 130TH STREET A/K/A N/A LINDEN PLACE, COLLEGE POINT, NY 11356 APPROXIMATE AMOUNT OF LIEN \$3,166,405.76, THROUGH SEPTEMBER 6, 2021, PLUS INTEREST FEES & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NUMBER 704233/2019. FRANK BRUNO, JR. ESQ., REFEREE SEYFARTH SHAW LLP ATTORNEY(S) FOR PLAINTIFFS 620 EIGHTH AVENUE, NEW YORK, NY 10018

#217435

## NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN, PLAINTIFFS -AGAINST- 99 SCOTLAND REALTY CORP, ET AL DEFENDANT(S). PURSUANT TO AN AMENDED JUDGMENT OF FORECLOSURE AND SALE ENTERED HEREIN ON FEBRUARY 24, 2023, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE COURTHOUSE STEPS OF THE QUEENS SUPREME COURT, LOCATED AT 88-11 SUTPHIN BOULEVARD, JAMAICA, NY ON JUNE 14, 2024 AT 11:15 A.M. PREMISES SITUATE, LYING AND BEING IN THE BOROUGH OF QUEENS, CITY AND STATE OF NEW YORK, KNOWN AND DESIGNATED AS BLOCK 14225 AND LOT 41 ON THE QUEENS COUNTY TAX ASSESSMENT MAP. SAID PREMISES KNOWN AS 102ND STREET, HOWARD BEACH, NY APPROXIMATE AMOUNT OF LIEN \$134,684.23 PLUS INTEREST & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NUMBER 705207/2018. ELIZABETH GILL, ESQ., REFEREE PHILLIPS LYTLE LLP ATTORNEY(S) FOR PLAINTIFFS 28 EAST MAIN STREET, SUITE 1400, ROCHESTER, NY 14614

#217436

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TRUSTEE FOR LVS TITLE TRUST XIII, PLAINTIFF AGAINST JENNIFER THOMAS, KAYREN THOMAS, KIERAN THOMAS A/K/A KIEREN THOMAS, ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED MARCH 28, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NEW YORK ON JUNE 14, 2024 AT 10:30AM, PREMISES KNOWN AS 316 BEACH 27TH STREET, FAR ROCKAWAY, NY 11691. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE FIFTH WARD, THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK: 15800, LOT: 37. APPROXIMATE AMOUNT OF JUDGMENT \$589,689.67 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #703809/2021. THE AFOREMENTIONED AUCTION WILL BE CONDUCTED IN ACCORDANCE WITH THE QUEENS COUNTY COVID-19 PROTOCOLS LOCATED ON THE OFFICE OF COURT ADMINISTRATION (OCA) WEBSITE (HTTPS://WWW2.NYCOURTS.GOV/ADMIN/OCA.SHTML) AND AS SUCH ALL PERSONS MUST COMPLY WITH SOCIAL DISTANCING, WEARING MASKS AND SCREENING PRACTICES IN EFFECT AT THE TIME OF THIS FORECLOSURE SALE. FOR SALE INFORMATION, PLEASE VISIT AUCTION.COM AT WWW.AUCTION.COM OR CALL (800) 280-2832. FEARONCE G. LA LANDE, ESQ., REFEREE FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP 53 GIBSON STREET BAY SHORE, NY 11706 01-070587-F00 80265

#217428

## NOTICE OF SALE

SUPREME COURT: QUEENS COUNTY. WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF SECURITIZED MORTGAGE ASSET LOAN TRUST 2015-1, PLTF. VS. RENE REZA AKA RENE R. REZA, ET AL, DEFTS. INDEX #706171/2023. PURSUANT TO JUDGMENT OF FORECLOSURE AND SALE ENTERED MARCH 29, 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 14, 2024 AT 10:45 A.M. PREMISES K/A 88-07 74TH PL., WOODHAVEN, NY 11421. 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, BLOCK 8895, LOT 20. APPROXIMATE AMOUNT OF JUDGMENT IS \$504,291.50 PLUS COSTS AND INTEREST. SOLD SUBJECT TO TERMS AND CONDITIONS OF FILED JUDGMENT AND TERMS OF SALE. JOYCE BROWN, REFEREE. PINCUS LAW GROUP, PLLC, ATTYS. FOR PLTF., 425 RXR PLAZA, UNIONDALE, NY 11556. FILE NO. 12142022.54902 - #101342

#217323

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOLDERS OF THE BCAP LLC TRUST 2007-AA1, PLAINTIFF AGAINST ROMANIE ABRAHIM, ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED OCTOBER 20, 2021, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NEW YORK ON JUNE 7, 2024 AT 12:15PM, PREMISES KNOWN AS 139-57 86TH ROAD, BRIARWOOD, NY 11435. 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: 9709, LOT: 68. APPROXIMATE AMOUNT OF JUDGMENT \$986,540.70 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #714406/2020. THE AFOREMENTIONED AUCTION WILL BE CONDUCTED IN ACCORDANCE WITH THE QUEENS COUNTY COVID-19 PROTOCOLS LOCATED ON THE OFFICE OF COURT ADMINISTRATION (OCA) WEBSITE (HTTPS://WWW2.NYCOURTS.GOV/ADMIN/OCA.SHTML) AND AS SUCH ALL PERSONS MUST COMPLY WITH SOCIAL DISTANCING, WEARING MASKS AND SCREENING PRACTICES IN EFFECT AT THE TIME OF THIS FORECLOSURE SALE. FOR SALE INFORMATION, PLEASE CONTACT XOME AT WWW.XOME.COM OR CALL (844) 400-9633. BARRY M. GOLDSTEIN, ESQ., REFEREE FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP 53 GIBSON STREET BAY SHORE, NY 11706 01-035092-F00 80335

#217270

## NOTICE OF SALE IN FORECLOSURE

STATE OF NEW YORK SUPREME COURT: COUNTY OF QUEENS THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-J3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-J3, PLAINTIFF, V. SANDRO MARTINEZ, MARIA ARTEAGA, ET AL. DEFENDANTS. PLEASE TAKE NOTICE THAT IN PURSUANCE OF A JUDGMENT OF FORECLOSURE AND SALE ENTERED IN THE OFFICE OF THE COUNTY CLERK OF QUEENS COUNTY ON OCTOBER 17, 2023, I, STEPHEN D. HANS, ESQ. THE REFEREE NAMED IN SAID JUDGMENT, WILL SELL IN ONE PARCEL AT PUBLIC AUCTION ON MAY 31, 2024, AT THE COURTHOUSE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435, AT 11:00 AM THE PREMISES DESCRIBED AS FOLLOWS: 4723 98TH PLACE CORONA, NY 11368 BLOCK: 1882 LOT: 63 ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK THE PREMISES ARE SOLD SUBJECT TO THE PROVISIONS OF THE FILED JUDGMENT, INDEX NO. 701433/2015 IN THE AMOUNT OF \$793,907.26 PLUS INTEREST AND COSTS. THE AFOREMENTIONED AUCTION WILL BE CONDUCTED IN ACCORDANCE WITH THE COURT SYSTEM'S COVID-19 MITIGATION PROTOCOLS AND AS SUCH ALL PERSONS MUST COMPLY WITH SOCIAL DISTANCING, WEARING MASKS AND SCREENING PRACTICES IN EFFECT AT THE TIME OF THIS FORECLOSURE SALE. WOODS OVIATT GILMAN LLP ATTORNEYS FOR PLAINTIFF 500 BAUSCH & LOMB PLACE ROCHESTER, NY 14604 TEL.: 855-227-5072 80217

#217177

## NOTICE OF SALE OF A COOPERATIVE APARTMENT

PLEASE TAKE NOTICE: BY VIRTUE OF DEFAULT UNDER LOAN SECURITY AGREEMENTS, AND OTHER SECURITY DOCUMENTS, HELD BY NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING, AS SECURED CREDITOR, JOE CASELLA, WILL SELL AT PUBLIC AUCTION, WITH RESERVE, ON THE FRONT STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY, ON JUNE 14, 2024 AT 2:00PM, THREE HUNDRED ELEVEN (311) SHARES OF CAPITAL STOCK OF 102-12 TENANTS LTD. (A COOPERATIVE HOUSING CORPORATION), ISSUED IN THE NAME OF ANDREY OZAREO SHAMAHLOV, AND ALL RIGHTS, TITLE AND INTEREST IN A PROPRIETARY LEASE TO 10232 65TH AVENUE, APT B26, FOREST HILLS, NY 11375. SALE HELD TO ENFORCE (THE) RIGHTS OF NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING, AS SECURED CREDITOR, WHO RESERVES THE RIGHT TO BID. TEN PERCENT (10%) BANK/CERTIFIED CHECK PAYABLE TO LEOPOLD & ASSOCIATES, PLLC, AS ATTORNEYS FOR NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING. BALANCE DUE AT CLOSING WITHIN THIRTY (30) DAYS. THE AUCTIONEE'S FEES ARE REQUIRED AT SALE. THE COOPERATIVE APARTMENT WILL BE SOLD "AS IS" AND POSSESSION IS TO BE OBTAINED BY THE PURCHASER(S) AND SUBJECT TO CO-OP APPROVAL. DATED: 1/31/2024 LEOPOLD & ASSOCIATES, PLLC 80 BUSINESS PARK DRIVE SUITE 110 ARMONK, NEW YORK 10504 (914) 219-5787

#214822

## NOTICE OF SALE OF COOPERATIVE APARTMENT SECURITY

BY VIRTUE OF A DEFAULT UNDER THE TERMS OF A SECURITY AGREEMENT DATED MAY 8, 2009 EXECUTED BY CEZARY WYSOCKI, DEBTOR(S), TO HSBC MORTGAGE CORPORATION (USA), SECURED PARTY, IN ACCORDANCE WITH ITS RIGHTS AS HOLDER OF THE SECURITY, NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER BY JESSICA PRINCE-CLATEMAN, AND/OR JOHN O'KEEFE, AND/OR KAREN LOIACANO WILL CONDUCT A PUBLIC FORECLOSURE SALE OF THE SECURITY CONSISTING OF 185 SHARES OF STOCK OF 140-50 BURDEN CRESCENT OWNERS CORP, ALL RIGHT, TITLE AND INTEREST IN AND TO A PROPRIETARY LEASE BETWEEN SAID CORPORATION AND DEBTOR FOR APARTMENT 2E, IN BUILDING KNOWN AS 14050 BURDEN CRESCENT, QUEENS, NY 11435 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 1:00 PM ON THE FRONT STEPS OF THE QUEENS COUNTY COURTHOUSE, 88-11 SUTPHIN BLVD., JAMAICA, NY IN SATISFACTION OF AN INDEBTEDNESS IN THE PRINCIPAL AMOUNT OF \$111,939.94 PLUS INTEREST, LATE FEES, ATTORNEY FEES, MAINTENANCE IN ARREARS AND ALL OTHER ADVANCED CHARGES. APARTMENT IS SOLD "AS IS" AND POSSESSION TO BE OBTAINED BY THE PURCHASER. SAID SALE IS SUBJECT TO: PAYMENT OF ALL SUMS DUE, IF ANY, TO 140-50 BURDEN CRESCENT OWNERS 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 THE SALE AND AUCTIONEE'S FEES. THE SECURED PARTY RESERVES THE RIGHT TO BID. A 10% DOWN PAYMENT IN CERTIFIED FUNDS OR BANK CHECK PAYABLE TO LOGS LEGAL GROUP LLP IS REQUIRED AT SALE WITH A BALANCE OF BID DUE WITHIN THIRTY (30) DAYS. FILE NO. 23-094730 #101350

#216810

## REFEREE'S NOTICE OF SALE IN FORECLOSURE

SUPREME COURT - COUNTY OF QUEENS US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUST FOR VRMTG ASSET TRUST, PLAINTIFF - AGAINST - ALEXIS SAMUEL, ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE ENTERED ON MARCH 22, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE COURTHOUSE STEPS OF THE QUEENS SUPREME COURT, LOCATED AT 88-11 SUTPHIN BOULEVARD, JAMAICA, NEW YORK ON THE 7TH DAY OF JUNE, 2024 AT 11:30 AM. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. PREMISES KNOWN AS 119-23 165TH STREET, JAMAICA, NY 11434. (BLOCK: 12360, LOT: 18) APPROXIMATE AMOUNT OF LIEN \$695,232.65 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NO. 708697/2019. KERRY J. KATSORHIS, ESQ., REFEREE. MCCALLA RAYMER LEIBERT PIERCE, LLC ATTORNEY(S) FOR PLAINTIFF 420 LEXINGTON AVENUE, SUITE 840 NEW YORK, NY 10170 TEL. 347/286-7409 FOR SALE INFORMATION, PLEASE VISIT AUCTION.COM AT WWW.AUCTION.COM OR CALL (800) 280-2832 DATED: APRIL 8, 2024 DURING THE COVID-19 HEALTH EMERGENCY, BIDDERS ARE REQUIRED TO COMPLY WITH ALL GOVERNMENTAL HEALTH REQUIREMENTS IN EFFECT AT THE TIME OF SALE INCLUDING BUT NOT LIMITED TO, WEARING FACE COVERINGS AND MAINTAINING SOCIAL DISTANCING (AT LEAST 6-FEET APART) DURING THE AUCTION, WHILE TENDERING DEPOSIT AND AT ANY SUBSEQUENT CLOSING. BIDDERS ARE ALSO REQUIRED TO COMPLY WITH THE FORECLOSURE AUCTION RULES AND COVID-19 HEALTH EMERGENCY RULES ISSUED BY THE SUPREME COURT OF THIS COUNTY IN ADDITION TO THE CONDITIONS SET FORTH IN THE TERMS OF SALE.

#217359



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

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# Our World In Pictures

Ruben Diaz Sr. speaks during a rally for former President Donald Trump, Thursday, May 23, 2024, in New York.

AP Photo/Yuki Iwamura

## 2ND DEPARTMENT / New Business Formations

### 37-53 78TH ST LLC

37-53 78TH ST LLC FILED ARTICLES OF ORGANIZATION WITH THE SECRETARY OF STATE OF NEW YORK (SSNY) ON 03/07/2024. OFFICE: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL COPY OF PROCESS TO THE LLC TO 62-94 WETHEROLE ST, REGO PARK, NY, 11374. PURPOSE: ANY LAWFUL PURPOSE. #216942

### 106-16 75TH STREET, LLC

NOTICE OF FORMATION OF 106-16 75TH STREET, LLC. ARTS. OF ORG. FILED WITH SECY. OF STATE (SSNY) ON 3/21/24. OFFICE LOCATION: QUEENS COUNTY. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: 106-16 75TH ST, OZONE PARK, NY 11417. PURPOSE: ANY LAWFUL ACTIVITY. #217064

### SPETRO LLC

NOTICE OF FORMATION OF SPETRO LLC ARTS. OF ORG. FILED WITH SECY. OF STATE OF NY (SSNY) ON 03/15/24. OFFICE LOCATION: QUEENS COUNTY. PRINC. OFFICE OF LLC: 1639 CENTRE ST., UNIT 122, QUEENS, NY 11385. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO JAMES P. DELAVAN, 120 E. 29TH ST. PHC, NY, NY 10016. PURPOSE: FASHION DESIGN. #217201

### FAZELESS LLC

FAZELESS LLC. FILED 1/18/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 3452 CRESCENT ST, ASTORIA, NY 11106. PURP: ANY LAWFUL. #217212

### MEDIVERSE GROUP LLC

MEDIVERSE GROUP LLC. FILED 2/4/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 228 PARK AVE, NY, NY 10003. PURP: ANY LAWFUL. #217213

### CNI SUCCESS LLC

CNI SUCCESS LLC. FILED 4/16/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 136-20 38TH AVE, FLUSHING, NY 11354. PURP: ANY LAWFUL. #217214

### 32-69 35TH STREET, LLC

32-69 35TH STREET, LLC. FILED 2/15/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 32-69 35TH ST, ASTORIA, NY 11106. PURP: ANY LAWFUL. #217215

### QUENTIN ONE LLC

QUENTIN ONE LLC. FILED 3/6/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 37-12 PRINCE ST, FLUSHING, NY 11354. PURP: ANY LAWFUL. #217216

### 8282 LUCKY LLC

8282 LUCKY LLC. FILED 2/26/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 8282 167TH ST, JAMAICA, NY 11432. PURP: ANY LAWFUL. #217217

### INNOVATIVE WORKS LLC

INNOVATIVE WORKS LLC, ARTS OF ORG. FILED WITH SEC. OF STATE OF NY (SSNY) 4/26/2022. CTY: QUEENS. SSNY DESIG. AS AGENT UPON WHOM PROCESS AGAINST MAY BE SERVED & SHALL MAIL PROCESS TO INSHAN RAHIM, 104-55 115TH ST, SOUTH RICHMOND HILL, NY 11419. GENERAL PURPOSE #217371

### PRINCE35 HOLDINGS LLC

PRINCE35 HOLDINGS LLC, ARTS OF ORG. FILED WITH SEC. OF STATE OF NY (SSNY) 4/5/2024. CTY: QUEENS. SSNY DESIG. AS AGENT UPON WHOM PROCESS AGAINST MAY BE SERVED & SHALL MAIL PROCESS TO 136-33 37TH AVE, 7TH FL, FLUSHING, NY 11354. GENERAL PURPOSE #217373

### 528 LOCUST STREET, LLC

NOTICE OF FORMATION OF 528 LOCUST STREET, LLC. ARTS. OF ORG. FILED WITH SECY. OF STATE OF NY (SSNY) ON 04/22/24. OFFICE LOCATION: QUEENS COUNTY. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: C/O SAMARITAN DAYTOP FOUNDATION, INC., 138-02 QUEENS BLVD, BRIARWOOD, NY 11435. PURPOSE: ANY LAWFUL ACTIVITY. #217580

### OTIS CONDO HOLDING LLC

NOTICE OF FORMATION, OTIS CONDO HOLDING LLC ART. OF ORG. WERE FILED WITH THE SECRETARY OF STATE OF NEW YORK (SSNY) ON 03/11/2024 OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL A COPY OF PROCESS TO THE LLC, 141-07 20TH AVENUE STE 303, WHITESTONE, NY 11357 PURPOSE: FOR ANY LAWFUL PURPOSE. #217089

### RDS TILE & MARBLE LLC

RDS TILE & MARBLE LLC, ARTS. OF ORG. FILED WITH THE SSNY ON 02/20/2024. OFFICE LOC: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT UPON WHOM PROCESS AGAINST THE LLC MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: THE LLC, 5301 72ND PLACE, MASPETH, NY 11378. REG AGENT: ANNA NIERWINSKI, 5301 72ND PLACE, MASPETH, NY 11378. PURPOSE: ANY LAWFUL PURPOSE. #217576

### PRAXIS WORKSHOP ARCHITECTURE, PLLC

PRAXIS WORKSHOP ARCHITECTURE, PLLC. ARTS. OF ORG. FILED WITH THE SSNY ON 05/07/24. OFFICE: QUEENS COUNTY. SSNY DESIGNATED AS AGENT OF THE PLLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL COPY OF PROCESS TO THE PLLC, 14-16 111TH STREET, COLLEGE POINT, NY 11356-1434. PURPOSE: FOR THE PRACTICE OF THE PROFESSION OF ARCHITECTURE. #217579

### HIGHBRIDGE II MASTER TENANT LLC

NOTICE OF FORMATION OF HIGHBRIDGE II MASTER TENANT LLC. ARTS. OF ORG. FILED WITH SECY. OF STATE (SSNY) ON 5/3/24. OFFICE LOCATION: QUEENS COUNTY. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: C/O SAMARITAN DAYTOP FOUNDATION, INC., 138-02 QUEENS BLVD, BRIARWOOD, NY 11435. PURPOSE: ANY LAWFUL ACTIVITY. #217580

### GINSBURG & MISK LLP

GINSBURG & MISK LLP CERTIFICATE OF REGISTRATION SEC. OF STATE OF NY 2/6/2014. OFF. LOC.: QUEENS CO. SSNY DESIGNATED AS AGENT UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY TO MAIL COPY OF PROCESS TO THE PARTNERSHIP, 215-48 JAMAICA AVENUE, QUEENS VILLAGE, NY 11428. PURPOSE: PRACTICE OF LAW. #217749

### 58-58 CATALPA AVE., LLC

58-58 CATALPA AVE., LLC, ARTS OF ORG. FILED WITH SEC. OF STATE OF NY (SSNY) 5/8/2024. CTY: QUEENS. SSNY DESIG. AS AGENT UPON WHOM PROCESS AGAINST MAY BE SERVED & SHALL MAIL PROCESS TO KIM RYAN-FLORES, 58-58 CATALPA AVE, RIDGEWOOD, NY 11385. GENERAL PURPOSE #218006

### ALLISON ZHENG LLC

ALLISON ZHENG LLC, ARTS OF ORG. FILED WITH SEC. OF STATE OF NY (SSNY) 5/17/2024. CTY: QUEENS. SSNY DESIG. AS AGENT UPON WHOM PROCESS AGAINST MAY BE SERVED & SHALL MAIL PROCESS TO REGISTERED AGENT SOLUTIONS, INC., 99 WASHINGTON AVE, STE 700, ALBANY, NY 12260. GENERAL PURPOSE #218007

### SKYLINE XLB LLC

SKYLINE XLB LLC, ARTS. OF ORG. FILED WITH THE SSNY ON 05/21/2024. OFFICE LOC: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT UPON WHOM PROCESS AGAINST THE LLC MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: THE LLC, 112-15 NORTHERN BLVD, CF-2, CORONA, NY 11368. PURPOSE: ANY LAWFUL PURPOSE. #218013

### 10603

#### DAB PLUMBING LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: DAB PLUMBING LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 12/19/2023. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS DONEIKA LEE 170 EDGE PARK ROAD, WHITE PLAINS, NY, 10603. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE. #217210

### 11106

#### RESOLVE PRODUCTIONS LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: RESOLVE PRODUCTIONS LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 5/7/2024. 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 CRAIG MACARTHUR DOLEZEL 3168 CRESCENT STREET, ASTORIA, NY, 11106. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE. #217583

### 11374

#### BH 97-32 LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: BH 97-32 LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 2/9/2024. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS THE LLC 97-32 63 DR, REGO PARK, NY, 11374. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE. #217204

### 11378

#### LEZAJSK LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: LEZAJSK LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 3/13/2024. 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 THE LIMITED LIABILITY COMPANY, 5728 57TH DRIVE MASPETH, NY, 11378. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE. #217743

### 11412

#### NEW BEGINNING REALITY LIFESTYLE LIMITED LIABILITY COMPANY

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: NEW BEGINNING REALITY LIFESTYLE LIMITED LIABILITY COMPANY. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 4/4/2024. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS NEW BEGINNING REALITY LIFESTYLE LLC, 11531 204TH STREET ST ALBANS, NY, 11412. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE. #217189

### 11429

#### BAJEE TECH AND MULTISERVICES, LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: BAJEE TECH AND MULTISERVICES, LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 4/24/2024. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS JACK-INSTON JEAN 215-22 MURDOCH AVE, QUEENS VILLAGE, NY, 11429. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE. #217382



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# IT'S IN QUEENS

Hamburgers, hot dogs, and squash headline this week's activities, but they have nothing to do with food. This funny, mysterious week also features a dance-heavy parade, a trilingual family show, an art opening, and movies made in the 1990s.

## Hamburgers vs. Hot Dogs

**May 25, noon**

The best men's squash player in the United States, Timothy Brownell, leads a three-person team (Hamburgers) against the Hot Dogs, a squad with three top international squash players. The winners get \$6,000. Attendees will have the chance to play after the competition.

*Maspeth Squash, 59-30 54th St., Maspeth IBZ*

## The French Connection

**May 25, 6:30 p.m.**

The Queens Historical Society hosts a screening of *The French Connection* with a presentation by Retired NYPD Detective Randy Jurgensen, who was a technical advisor on the 1971 Oscar-winning film starring Gene Hackman (Oscar for Best Actor).

*Kingsland Homestead, 143-35 37th Ave., Flushing*

## Waves, All That Glows Sees

**May 25, May 26**

A family-friendly sea story in three languages. The audience delights with music that makes sand, turtles, seagulls, and fish appear. Then come dune grass, the sky, and boats. English on May 25 at 1 pm. Español on May 25 at 3 pm. Mandarin/English on May 26 at 2:15 pm.

*Flushing Town Hall, 137-35 Northern Blvd.*

## Tap Dance Day

**May 25, 3 p.m.**

Michela Marino Lerman, winner of the Hooper and FloBert awards, takes center stage for an afternoon of toe-tapping, soul-stirring rhythms. The Joyce Theater recently commissioned her to create and premiere the full-length work *Once Upon A Time Called Now*.

*Louis Armstrong House Museum, 34-56 107th St., Corona*

## See It Big at the '90s Multiplex

**May 25**

Twenty-five films from the 1990s screen during this program, which celebrates a decade that changed the landscape of American cinema, bringing independent, idiosyncratic films into the mainstream.

*Museum of the Moving Image, 36-01 35th Ave., Astoria's Kaufman Arts District*

## 1964 World's Fanfare, Part I

**May 26, 2 p.m.**

The public is invited to march past several World's Fair historical sites where dances, cultural performances, and an Aikido demonstration



Two top squash teams – the Hamburgers and the Hot Dogs – face off in Maspeth on Saturday.

Photo via QEDC

take place. The organizers – Queensboro Dance Festival, Queens Theatre, Queens Tourism Council, and Untapped New York – provide international flags. Meet at the Unisphere, Flushing Meadows Corona Park.

## Riddim Section Presents: Nelson Matthew Gonzalez

**May 29, 8 p.m.**

This free music series continues with Nelson Mathew Gonzalez, a member of the Latin Heartbeat Orchestra.

*Jamaica Performing Arts Center, 153-10 Jamaica Ave.*

## Lost Long Island

**May 29, 7 p.m.**

Prolific author and historian Richard Panchyk discusses his latest book, *Lost Long Island*, which covers long-lost people and places on Long Island, everything from Quakers to auto racing to whaling. The Greater Astoria Historical Society presents this online event.

## Opening Reception: Family, Identity, & Culture



Head to Flushing Meadows Corona Park to watch cultural performances at several 1964 World's Fair sites. Photo via QEDC

## May 30, 6 p.m.

John Hunter displays 45 paintings and drawings exploring his identity as an African American gay man and a Renaissance scholar, curator, and author. The exhibit is on view until Aug. 8.

*The Godwin-Ternbach Museum, Klapper Hall 405, Queens College, 65-30 Kissena Blvd., Flushing*

## Literary Thursdays: Daughters of Shandong

**May 30, 6 p.m.**

Eve J. Chung discusses her debut novel, *Daughters of Shandong*, which is based on her family story about a mother and her daughters and their harrowing escape to Taiwan as the Communist revolution swept through China. It's part of Queens Public Library's online Literary Thursdays program.



Catch a screening of "The French Connection" at Kingsland Homestead.

Photo via QEDC

# QCBA celebrates annual dinner and installs board, president

*Continued from page 1*

Queens County Bar Association, which was founded in the borough in 1876.

"I am celebrating not only a personal milestone, but also a significant historical step forward," Taylor said. "I stand here before you to tell you I am unapologetically Black. I am an immigrant, and I have deep Jamaican roots and I experienced racism and discrimination throughout my legal career."

Taylor highlighted the diversity of the association, and the borough it, and she, calls home.

"I grew up in Queens, I went to school in Queens until college, so I have a special bond with Queens, and have watched it evolve," she said. "As members of the Queens County legal community, we have a responsibility to uphold

the principles of justice and equality, ensure that our profession reflects the rich tapestry of cultural and ethnic diversity."

As part of her presidency, Taylor says she hopes to do just that by reaching out to affinity bars, and highlighting the borough's strongest qualities.

"During my term, I plan to rejuvenate, re-evaluate and recreate CLEs and programs, as well as create a community outreach committee that will empower and provide value to the membership," she said, adding that she hopes to help sponsor a massive naturalization ceremony with the Queens borough president.

Also honored on Wednesday was Arthur Terranova, who became just the 16th recipient of Hon. Charles W. Froessel Award, which is

given to a member with outstanding service.

Terranova spent much of his life dedicated to the QCBA, including nearly 35 years as its executive director from 1986 to 2021.

"During those nearly 35 years, he was the face of the organization," said lawyer and past president Seymore James. "Although every year there was a new president, one constant was Arthur, and the bar association flourished under his leadership. He provided wise counsel to presidents, guided the organization with a steady hand and led with dignity and grace."

Terranova helped expand the QCBA's CLE offerings, and helped push the board into the 21st Century.

"I wasn't sure what to say tonight, since I usually am not in this position – as you're

aware, I was always in the back of the room trying to make sure that everything was going smoothly and that everyone was keeping quiet," Terranova said.

Wilson, who joked he was standing in for "Mr. Queens," otherwise known as his Chief Administrative Judge Joseph Zayas, installed the new officers and Talyor as president.

During his remarks, Wilson encouraged members of the bar association to go out into the communities they serve, and bridge the gap between the courts and community, as he did earlier in the month touring Queens schools with State Senators Jessica Ramos and John Liu.

"If I can do that, if I can squeeze out the time to do that, each of you can," he said.



Photos by Walter Karling

