

QUEENS TODAY

MAY 28, 2024

MTA BRIDGES AND TUNNELS OPENED two new vehicular ramps on the Robert F. Kennedy Bridge last week, connecting Randall's Island with Queens and Manhattan. These new ramps will replace decades-old ramps that featured out-of-date roadway designs. The MTA says they will improve traffic safety and help to relieve congestion on the bridge, reduce pollution and shorten travel times. A reduction in traffic will lead to lower carbon emissions and improve air quality, they claim. "These new ramps are just another example of the MTA's commitment to connecting New Yorkers and doing it in the most economical and sustainable way," said MTA Chair and CEO Janno Lieber. "MTA Construction & Development worked with the contractor to deliver these new ramps at the RFK Bridge well ahead of their original deadline and they will provide a safer and smoother traffic flow to better serve our customers for decades to come."

IN A JOINT APPEARANCE ON FRIDAY, elected officials from Eastern Queens, along with community advocates, joined the chorus of those calling for the reversal of budget cuts to the city's libraries. The Hillcrest branch of the Queens Public Library is in jeopardy of remaining closed due to budget cuts that Mayor Eric Adams has proposed. Assemblymember Nily Rozic and Assemblymember Ed Braunestein called on Adams and city officials to reconsider the cuts and prioritize investment in the Queens Public Library system. "Libraries are essential institutions that provide resources and support to our communities," said Rozic. "Now, the City must invest in our libraries to ensure that they remain accessible and vibrant centers of learning and enrichment for all residents of Queens."

QUEENS REPRESENTATIVE GRACE Meng said on Friday that results of the first ever federal investigation into mail theft in Queens show numerous problems with how the Postal Service is addressing the problem in the borough. The Inspector General audit, which began in January 2024 at the request of Meng, revealed significant mismanagement in the deployment and installation of mail theft mitigation initiatives throughout Queens. The report also indicated that three local postal facilities failed to track and secure keys to green relay boxes, nor did they properly track the installation of high-security boxes. "From checks and packages to prescriptions and personal information, the gross mismanagement by the Postal Service created a permissive environment for thieves to take advantage of borough residents," Meng said.



Tenants in three Queens neighborhoods are suing the New York State Division of Homes and Community Renewal for greenlighting rent increases from Zara Realty, a notorious Queens landlord.

By Ryan Schwach
Queens Daily Eagle

Tenants in three Queens neighborhoods are suing the state after it greenlit rent increases requested by their landlord, who the tenants say inflated the costs of building improvements to justify the allegedly unfair rent hikes.

The tenants, who live in buildings owned by Zara Realty – an already notorious landlord that has landed itself on multiple bad landlord lists – in Jamaica, Flushing and Elmhurst, say that the landlord has applied for rent increases to cover the costs of MCIs, or major capital improvements. However, the tenants argue that Zara has taken advantage and inflated the costs of the improvements to justify higher rent

increases. They've appealed the rent increases several times for more than half a decade, but have yet to get an answer to their appeal from the state.

Now, the tenants are suing the New York State Division of Homes and Community Renewal, which signed off on the MCI rent increases, to finally get an answer to those appeals.

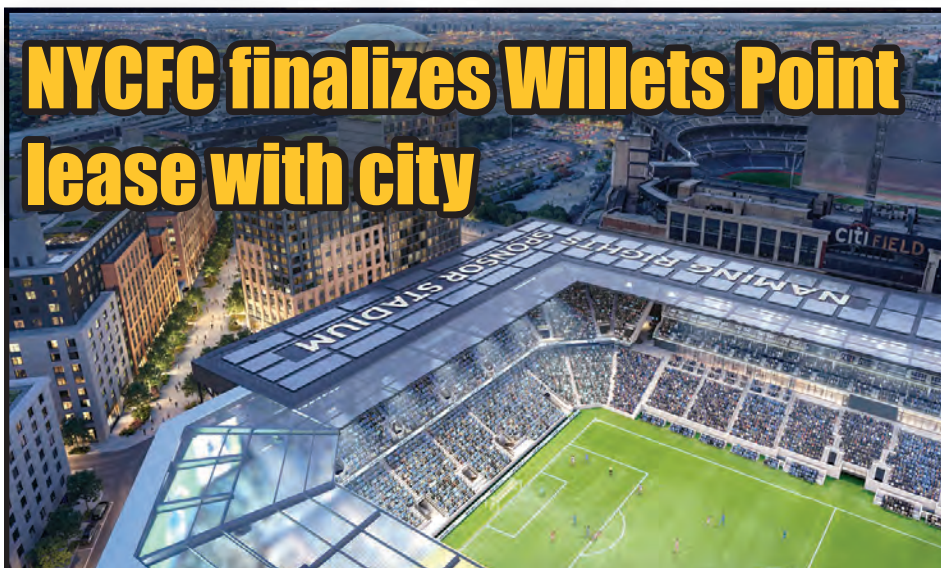
On Friday, Zara Tenant Association members, supporters and Queens elected officials rallied outside the DHCR office in the heart of Jamaica as they announced the lawsuit.

"DHCR has improperly approved countless MCI increases of hundreds of dollars per month across all Zara buildings, displacing hundreds

of families over the years, despite the fact that MCI applications are riddled with violations and discrepancies," said Doug Ostling, a Zara tenant leader. "Tenants have appealed these bad decisions, but have been waiting for the DHCR to decide appeals for as long as seven years. We are done waiting."

"In the last decade, Zara has raised rents in buildings across Jamaica and Elmhurst by hundreds of dollars per apartment, approved and stamped by DHCR, acting in direct opposition to the needs of tenants and allowing landlords like Zara to drive up the cost of living and squeeze working class New Yorkers," Ostling added.

Continued on page 16



The Queens Borough Board last week approved a lease agreement between the city and New York City Football Club, Queens Development Group and the Economic Development Corporation for a plot of land in Willets Point, which will soon be home to NYCFC's soccer stadium.

Rendering via NYCFC

By Jacob Kaye
Queens Daily Eagle

A group of Queens officials last week unanimously agreed to hand over the keys to a city-owned plot of land in Willets Point to developers who plan to soon build atop it over 1,000 units of affordable housing and the city's first-ever stadium dedicated to soccer.

The Queens Borough Board, which is comprised of the Queens borough president, the borough's City Council delegation and its community board chairs, all voted to approve a lease between the city and Queens Development Group, the New York City Economic Development Corporation and New York City Football Club, the soccer team that plans to call the soon-to-be-revitalized neighborhood home come 2027.

With the lease now finalized, the second phase of the Willets Point redevelopment will soon break ground.

Though largely ceremonial, the borough board's approval of the lease was no small deal.

The history of Willets Point is long and winding, and the city's decades of efforts to de-

See story on page 2

Queens soccer club finalizes Willets Point lease

Continued from page 1

velop it have mostly been filled with failure. Their efforts have spanned at least three mayoral administrations and countless meetings before the local community board, which has been discussing the redevelopment of the neighborhood once known as the Iron Triangle for over 20 years.

The lease agreement for phase two of the development – phase one is currently under construction and, with the exception of the soccer stadium, isn't much different from phase two – marks the end of the city's approval process for the project and clears the way for construction to begin.

In all, phase two of the development of 23-acres of the once-polluted corner of Northwest Queens includes the 25,000-seat soccer stadium, 1,400 units of affordable housing, a hotel, several parking garages, retail space, pedestrian plazas and open space.

While the stadium is expected to host its first game in 2027, the housing in phase two is expected to open in the years that follow. But just when residents will move in next to the stadium remains unclear.

Phase one of the project includes plans to build 1,000 units of affordable housing, 22,000 square feet of retail space, around 5,000 square feet of community facilities, over 40,000 square feet of open space and a new K-8 school with 650 seats, which is being designed by the School Construction Authority in a separate effort. With the exception of the school, phase one is expected to be completed in 2026. The school is expected to open in 2027.

Combined, the project is estimated to be the largest affordable housing project pursued by the city in the last 50 years.

While there were still a few questions left to ask and a few details left to iron out, the lease agreement for phase two was largely a done deal heading into last week's meeting.

The Queens Development Group, a joint venture between real estate developers Sterling Equities and Related Companies, will lease out the land on which the affordable housing and hotel will be built for up to 99 years.

The stadium site will be leased out by NYCFC for 49 years, with the option to extend the lease another 25 years.

The soccer club will pay \$5,000 in rent for the first year of the lease, with the payment increasing each year until it reaches

approximately \$4 million a year by the final year of the lease.

But while the stadium will pay rent for the land, they will be exempt from paying property taxes. According to reporting by the New York Times, the exemption is expected to cost taxpayers around \$516 million.

The issue was briefly brought up during last week's borough board meeting.

"You're not paying property taxes because it's a lease," said Frank Taylor, the chair of Queens Community Board 3, which covers several neighborhoods west of Willets Point. "That doesn't benefit the tax base over there at all."

The tax break was also the reason for the sole "no" vote against the project in the City Council, which voted 47-1 to approve phase two of the project in April.

"The economics and public value of this transaction must be questioned," said City Councilmember Shekar Krishnan, who represents Jackson Heights, Elmhurst and Woodside. "This is a bad deal for New York City and sets a terrible precedent for land use."

Also receiving some skepticism from board members last week were potential traffic issues expected to come from the building of the stadium and the combined 2,400 units of housing.

While EDC officials attempted to assuage board members' worries, Queens Borough President Donovan Richards gave a more sober view of what the several major roadways surrounding Willets Point may look like in the near future.

"Traffic – good luck, we're in New York City," the BP said. "We're not going to solve all the traffic issues on the [Brooklyn Queens Expressway] or the Van Wyck [Expressway] or Cross Island [Parkway] with this project. There will be challenges."

As part of the agreement, NYCFC will not host home games within seven hours of a New York Mets home game, who play at Citi Field directly across the street from the upcoming stadium, in an effort to alleviate traffic woes.

A date for the groundbreaking for the second phase of the project has not yet been set.

This week's cases of interest in Queens Criminal Court

CASES OF INTEREST - TUESDAY, MAY 28, 2024

Dennis Vassilenko – TAP C/ Justice Holder/ Murder 2° (ADA Weinstein) Trial. Charged with shooting 17-year-old teen to death in Corona. Albert Edwards – TAP B/ Justice Pandit-Durant/ Murder 2° (ADA Lasak) Conference. Charged with murder in smoke shop shooting. Melissa Rodriguez-Lopez – TAP D/ Justice Aloise/ Murder 2° (ADA A. Mendoza) Conference. Charged with murder in high-speed crash that killed Uber passenger. Hector Galindo Capultitla – K10/ Justice Vallone/ Sex Trafficking (ADA F. Thomas) Conference. Indicted in sex trafficking charges. Oliver Rodriguez – TAP A/ Justice Cimino/ Burglary 2° (ADA Theodorou) Conference. Indicted in holiday package theft spree. Olmedo Osorio – TAP B/ Justice Pandit-Durant/ Murder 2° (ADA Rella) Conference. Indicted in fatal stabbing of man. Dwayne Gaddy – K12/ Justice Miret/ Kidnapping 2° (ADA Pellegrino) Conference. Charged with hijacking a MTA bus and other charges.

CASES OF INTEREST - WEDNESDAY, MAY 29, 2024

John Satchell – TAP D/ Justice Aloise/ Murder 2° (ADA Lasak) Trial. Hempstead man indicted for killing mother-in-law in Queens. Lashay Moseley – K10/ Justice Vallone/ Sex Trafficking (ADA Cheema) Conference. Indicted on sex trafficking and other charges. Dennis Carrol – K3/ Justice Zoll/ Criminal Poss. of Control Substance 1° (ADA Linehan) Conference. Indicted for alleged possession of deadly Fentanyl. Watari Johnson – TAP C/ Justice Holder/ Murder 2° (ADA Nicolosi) Conference. Indicted in shooting death in broad daylight. Danueal Drayton – TAP C/ Justice Holder/ Murder 2° (ADA Clark) Conference. Indicted and extradited to face charges in Tinder date strangulation death of nurse. Tandika Wright – TAP D/ Justice Aloise/ Murder 2° (ADA Shortt) Conference. Charged with murder and arson for NYCHA apartment fire. Matthew Lloyd – K15/ Justice Yavin-

sky/ Attempted Murder 2° (ADA Novak) Conference. Charged with attempted murder in baseball bat attack. Gil Iphael – K10/ Justice Vallone/ Kidnapping 2° (ADA Cheema) Conference. Indicted on kidnapping assault and other charges. Kevin Gomez – TAP D/ Justice Aloise/ Manslaughter 2° (ADA Licciardello) Conference. Charged with manslaughter in death of 3-year-old. Rampersaud Persaud – TAP C/ Justice Holder/ Murder 2° (ADA Zawistowski) Conference. Charged with setting fire that killed wheelchair-bound homeowner.

CASES OF INTEREST - THURSDAY, MAY 30, 2024

Michael Brown – TAP C/ Justice Holder/ Murder 2° (ADA J. Esposito) Conference. Indicted in drive-by shooting death of St. Albans man.

CASES OF INTEREST - FRIDAY, MAY 31, 2024

Isaiah Stokes – TAP C/ Justice Holder/ Murder 2° (ADA Regan) Conference. Actor indicted in shooting death in Jamaica.

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Jen Hopewell,
Assistant to the Publisher
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Regulated apartments vanish at rising rate, rent board learns as it readies hike vote

By Gabriel Poblete
THE CITY

Last year New York City experienced its largest loss of rent-stabilized apartments in eight years, while permits for new housing dropped 76.2% in 2023 compared to 2022 — declines both driven by the expiration of a tax relief program widely used by residential developers.

At a hearing Thursday morning, members of the Rent Guidelines Board sized up the final housing market reports produced by board staff this year as they weigh the size of a rent hike they are scheduled to vote on next month for nearly 1 million rent-stabilized apartments in the city.

The 2023 reports found at least 9,694 apartments left rent regulation, more than one-third of them in largely luxury buildings whose 421-a tax break had expired. Nearly all new rent stabilized housing added last year was under the tax relief program, known as 421-a.

Meanwhile, developers obtained permits for 16,348 units in 2023, well below the 68,668 permits issued in 2022 during a rush to construct in time to qualify for the tax relief before it ended.

Last month Gov. Kathy Hochul approved 485-x, a new tax credit meant to replace 421-a. How widely it will be used — given more costly affordable housing and labor obligations for developers — remains to be seen.

Of the nearly 10,000 total apartments that left regulation, the board research found that 554 units had been removed last year because landlords cleared buildings and renovated apartments, a rare remaining legal path to exiting regulation — the highest number in nearly 20 years. Last year THE CITY reported on a wave of such renovations in Ridgewood, Queens, where the number of units registered as regulated dropped sharply.

Also on the rise were apartments lost to demolition, combined “Frankenstein” units, and due to rules in the 2016 revisions to 421-a, which — unlike the previous law — allows apartments to exit regulation once they are vacated if rent exceeds a level currently set at \$2,954.54 a month. The governor signed legislation in December closing the loophole.

Jay Martin, executive director of the Community Housing Improvement Program, which represents many small and medium-sized rent regulated buildings in New York, said the board “needs to make sure the existing buildings are properly maintained through adequate rent adjustments.”

“We also need elected officials to properly fund voucher programs so vulnerable New Yorkers are able to afford their homes, and they need to work to reduce costs they control like property taxes and water and sewer charges.”

The yearly dance to determine how much landlords will be able to increase rent for rent-stabilized units has become increasingly fraught amid the housing crisis in the five boroughs. The 2023 Housing and Vacancy Survey found that the vacancy rate of rent-stabilized units was 0.98%.



Many apartments in Ridgewood, Queens were listed as rent stabilized, Feb. 10, 2023.

Credit: Hiram Alejandro Durán/THE CITY

For apartments overall, the vacancy rate plummeted to 1.4%, the lowest level since 1968. Meanwhile, 45.5% rent stabilized tenants who do not receive rental assistance were considered rent burdened, meaning that more than 30% of their gross income goes to rent.

In a preliminary vote on April 30, the board voted 5 to 2 in favor of a maximum rent increase range for one-year leases from 2% to 4.5%, and 4% to 6.5% percent for two-year leases. At that hearing, tenant board members Adán Soltren and Genesis Aquino voted in opposition, denouncing the yearly process.

“I know that the tenants’ voices and our voices here don’t matter,” Aquino said at the meeting. “I cannot vote on anything that would continue strangling working-class tenants to the point of displacement.”

Last year, the board approved a maximum rent increase of 3% for one-year leases, and rent increases for two-year leases were capped at 2.75% for the first year and 3.2% for the following year. During the preliminary vote, five City Council members with the Progressive Caucus stormed the stage at Cooper Union’s Great Hall in opposition to the rent hikes.

The board will host four public hearings in the coming weeks where members of the public will testify, starting with a May 30 hearing at the Jamaica Performing Arts Center in Queens. The board will then cast its final vote for this year’s

rent increases at its June 17 meeting at Hunter College at East 69th Street.

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Members of the Rent Guidelines Board prepare to take a preliminary vote while councilmembers and tenant advocates try to disrupt the meeting at Cooper Union, May 2, 2023.

Credit: Ben Fractenberg/THE CITY

Protecting My Child From Abuse: It's Not Always an Adult in the Playground

By **Melissa Bright**
The Conversation

Child sexual abuse is uncomfortable to think about, much less talk about. The idea of an adult engaging in sexual behaviors with a child feels sickening. It's easiest to believe that it rarely happens, and when it does, that it's only to children whose parents aren't protecting them.

This belief stayed with me during my early days as a parent. I kept an eye out for creepy men at the playground and was skeptical of men who worked with young children, such as teachers and coaches. When my kids were old enough, I taught them what a "good touch" was, like a hug from a family member, and what a "bad touch" was, like someone touching their private parts.

But after nearly a quarter-century of conducting research — 15 years on family violence, another eight on child abuse prevention, including sexual abuse — I realized that many people, including me, were using antiquated strategies to protect our children.

As the founder of the Center for Violence Prevention Research, I work with organizations that educate their communities and provide direct services to survivors of child sexual abuse. From them, I have learned much about the everyday actions all of us can take to help keep our children safe. Some of it may surprise you.

Wrong assumptions

First, my view of what constitutes child sexual abuse was too narrow. Certainly, all sexual activities between adults and children are a form of abuse.

But child sexual abuse also includes nonconsensual sexual contact between two children. It includes noncontact offenses such as sexual harassment, exhibitionism and using children to produce imagery of sexual abuse. Technology-based child sexual abuse is rising quickly with the rapid evolution of internet-based games, social media, and content generated by artificial intelligence. Reports to the National Center for Missing & Exploited Children of online enticements increased 300% from 2021 to 2023.

My assumption that child sexual abuse didn't happen in my community was wrong too. The latest data shows that at least 1 in 10 children, but likely closer to 1 in 5, experience sexual abuse. Statistically, that's at least two children in my son's kindergarten class.

Child sexual abuse happens across all ethnic groups, socioeconomic statuses and all gender identities. Reports of female victims outnumber males, but male victimization is likely underreported because of stigma and cultural norms about masculinity.

I've learned that identifying the "creepy man" at the playground is not an effective strategy. At least 90% of child sexual abusers know their victims or the victims' families prior to offending. Usually, the abuser is a trusted member of the community; sometimes, it's a family member.

In other words, rather than search for a predator in the park, parents need to look at the circle of people they invite into their home.

To be clear, abuse by strangers does happen, and teaching our kids to be wary of strangers is necessary. But it's the exception, not the norm, for child sexual abuse offenses.

Most of the time, it's not even adults causing the harm. The latest data shows more than 70% of self-reported child sex-



Participants in the 12th annual "Blue Walk: Prevent Child Abuse," carry signs and walk down Indiana Avenue in La Porte, Ind., on Thursday, April 18, 2024. La Porte County Herald-Dispatch via AP

ual abuse is committed by other juveniles. Nearly 1 in 10 young people say they caused some type of sexual harm to another child. Their average age at the time of causing harm is between 14 and 16.

Now for a bit of good news: The belief that people who sexually abuse children are innately evil is an oversimplification. In reality, only about 13% of adults and approximately 5% of adolescents who sexually harm children commit another sexual offense after five years. The recidivism rate is even lower for those who receive therapeutic help.

By contrast, approximately 44% of adults who commit a felony of any kind will commit another offense within a year of prison release.

What parents can do

The latest research says uncomfortable conversations are necessary to keep kids safe. Here are some recommended strategies:

Avoid confusing language. "Good touches" and "bad touches" are no longer appropriate descriptors of abuse. Harm-

ful touches can feel physically good, rather than painful or "bad." Abusers can also manipulate children to believe their touches are acts of love.

The research shows that it's better to talk to children about touches that are "OK" or "not OK," based on who does the touching and where they touch. This dissipates the confusion of something being bad but feeling good.

These conversations require clear identification of all body parts, from head and shoulders to penis and vagina. Using accurate anatomical labels teaches children that all body parts can be discussed openly with safe adults. Also, when children use accurate labels to disclose abuse, they are more likely to be understood and believed.

Encourage bodily autonomy. Telling my children that hugs from family members were universally good touches was also wrong. If children think they have to give hugs on demand, it conveys the message they do not have authority over their body.

Instead, I watch when my child is asked for a hug at family gatherings — if he hes-

itates, I advocate for him. I tell family members that physical touch is not mandatory and explain why — something like: "He prefers a bit more personal space, and we're working on teaching him that he can decide who touches him and when. He really likes to give high-fives to show affection." A heads-up: Often, the adults are put off, at least initially.

In my family, we also don't allow the use of guilt to encourage affection. That includes phrases like: "You'll make me sad if you don't give me a hug."

Promote empowerment. Research on adult sexual offenders found the greatest deterrence to completing the act was a vocal child — one who expressed their desire to stop, or said they would tell others.

Monitor your child's social media. Multiple studies show that monitoring guards against sexting or viewing of pornography, both of which are risk factors for child sexual abuse. Monitoring can also reveal permissive or dangerous sexual attitudes the child might have.

Talk to the adults in your circle. Ask those watching your child how they plan to keep your child safe when in their care. Admittedly, this can be an awkward conversation. I might say, "Hey, I have a few questions that might sound weird, but I think they're important for parents to ask. I'm sure my child will be safe with you, but I'm trying to talk about these things regularly, so this is good practice for me." You may need to educate them on what the research shows.

Ask your child's school what they're doing to educate students and staff about child sexual abuse. Many states require schools to provide prevention education; recent research suggests these programs help children protect themselves from sexual abuse.

Talk to your child's sports or activity organization. Ask what procedures are in place to keep children safe. This includes their screening and hiring practices, how they train and educate staff, and their guidelines for reporting abuse. The Centers for Disease Control and Prevention provides a guide for organizations on keeping children safe.

Melissa Bright is the founder and executive director of the Center for Violence Prevention Research.



Amanda Householder, center, speaks outside the St. Louis office of Missouri Attorney General Andrew Bailey on Monday, May 13, 2024, as David Clohessy, right, listens. They were among a group of people urging Bailey to take action in response to allegations of child abuse at Christian boarding schools in Missouri.

AP Photo/Jim Salter



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Two New Faces for the St. Joseph's Bears

By **Andy Furman**
Brooklyn Daily Eagle

Sean Salomons, a 2019 St. Joseph's University, Brooklyn, graduate, is the new head coach of the women's volleyball team for the Bears. The former All-Skyline Conference honoree, has led the men's volleyball program since their return from COVID-19 in 2022.

As a student-athlete, Salomons was a member of the program's first appearance in the Skyline Conference tournament, leading the squad to a third-place regular-season finish in 2019. Aside from his achievements in volleyball, Salomons was a three-year member of the basketball team. Currently, Salomons is the head coach of the boys' and girls' volleyball teams at the Packer Collegiate Institute — he's also the assistant coach of the institute's basketball teams.

St. Joseph's University, Brooklyn has also tabbed Patrick Horne as head coach of the women's soccer program. Prior to joining the Bears staff, Horne was the head coach at Division-I South Carolina State University. He was also responsible for the formation of the women's soccer program at Brooklyn College, coaching the Bulldogs from 2012-18. In just his second season, he won the first of back-to-back CUNY Athletic Conference titles; earning consecutive automatic bids to the NCAA Division III Tournament. He was named the conference's Coach of the Year in 2013.

Before his successes at Brooklyn, Horne led the women's soccer team at Concordia College. He also had accomplished stints with the Molloy College women's squad and the men's teams at Southampton College, SUNY College at Old Westbury and Globe Institute of Technology.

A four-year member of the men's soccer team while a student at Southern Illinois University-Edwardsville; Horne played professionally for clubs in the North American Soccer League and American Soccer League. In 2019, he also published the book "Black Pioneers of the North American Soccer League (1968-84)," which tells the story of the Black players contributions to the development of soccer in North America.

The Kingsborough Community College Wave are CUNYAC Community Col-

lege Baseball Champions — again — defeating Bronx Community College, 8-4, last week at Kingsborough.

For a second-straight season, Thomas Laino was named the championship's Most Valuable Player. The lefty went two-for-four with three RBIs and one run scored in the championship game. Jayden Caro was the winning pitcher — in his one inning of work, he held Bronx CC to one run and two hits.

The Wave's men's volleyball team completed their inaugural season in the NJCAA Region XV Conference, and were coached by veteran women's coach Paul Watson.

The Wave defeated Monroe College of The Bronx in straight sets (3-0) in the playoff game to earn the fourth seed at the NJCAA Region XV Tournament. They advanced to face No. 1 Monroe, losing in straight sets (0-3) in the semifinals. "Reaching the semifinals was an incredible achievement, and I couldn't be prouder of them," said Coach Watson.

Michael Hipscher, longtime Brooklyn College coach, who most recently attended Boston Red Sox Fantasy Camp during spring training, had this to say on Danny Lynch Jr. the former baseball coach at Brooklyn's St. Francis College:

"Danny is best known for coaching those Terrier baseball teams," he said. "I should know, since my Brooklyn College teams played many a hard-fought game against St. Francis in the '70s."

As for Kenny Lam, Hipscher said: "Kenny (Lam) was a terrific basketball player. I remember playing in Manhattan Beach with and against him many summers prior to spending the rest of the summer as counselors at sleepaway camps in the Catskills and the Poconos."

Medgar Evers College just scored the Hat Trick in the 2024 men's outdoor track and field seasons, winning City University of New York Athletic Conference (CUNYAC) three major awards.

Chrisnel Nicolas won the Field Athlete of the Year, Rupert Luard Charles was named Rookie of the Year, and Hugh Reid was tabbed Coach of the Year.

Coming off an indoor championship, the first-year coach Reid helped the men transition to the outdoor season and paced them to a title. The Cougars captured the



Burns Hall at St. Joseph's College in Clinton Hill, Brooklyn. Wikimedia photo by Beyond My Ken

CUNYAC outdoor title with 199 points.

Nicolas produced the league's top mark in the pole vault and decathlon along with top-five marks in the shot put, discus and javelin throws. At the CUNYAC Outdoor Track and Field Championships, Nicolas medaled in five events — including a gold in the pole vault and a silver medal in the discus.

Winning the Rookie of the Year award, Luard-Charles also earned the Most Valuable Performer honor at the 2023-24 Indoor Track and Field Championships.

Luard-Charles led Medgar Evers to a pair of gold medals in relay events at the outdoor championships while earning a pair of silver medals in the 100m and 200m dashes. He also picked up a bronze in the long jump.

The historic, record-breaking season for the LIU women's lacrosse team came to an end in the first-round of the NCAA Tournament.

LIU, which earned its first-ever NCAA Tournament appearance after clinching the NEC Championship, fell short against Virginia last week, ending the Sharks' 10-game win streak.

LIU earned its matchup against the Cavaliers after beating Sacred Heart, 10-7 in the NEC Championship — marking the first-ever NEC title for LIU.

Olivia Fantigrossi, LIU's leading scorer with 45 goals, scored the first goal of the game, giving the Sharks an early 1-0 lead. She finished the game with a team-high three goals.

Amanda Weber, Jen Gaffney and Julia Trainor each scored a goal in the game.

Mylie Norton, the NEC Championship Most Valuable Player, made seven saves against the Cavaliers.

LIU finishes its season 11-8 under the NEC Coach of the Year, Meghan McNamara-Cafiero, who just completed her 17th season at LIU.

LIU women's tennis head coach Chad Davis has been named the NEC Coach of the Year. A veteran of more than 20 years, he led the women's program to the NEC Championship in his first season with the Sharks.

Davis, a reigning NEC Coach of the Year and three-time winner of the award, coached the women to an 11-5 record. Davis is also the head coach of the men's program. He led the women to a three-match sweep after beating Stonehill, Saint Francis and FDU in the finals.

He led Leo Boisseau, Saki Oyama, Mia Tsoukalas, Clara Tardivel and Lucy Garrigues to the 2024 NEC All-Conference honors. Tsoukalas was also named to the 2024 NEC All-Rookie Team.

It is Handball for the Cure — the 29th annual City Council Speaker's Cup Handball Tournament, July 27-28 at Coney Island — to increase awareness of the effects of Leukemia/Lymphoma Cancer in Memory of Jim Jacobs. Further info, visit: www.icha.org to register.

Andy Furman is a Fox Sports Radio national talk show host. Previously, he was a scholastic sports columnist for the Brooklyn Eagle. He may be reached at: andyf@brooklyneagle.com; Twitter: @AndyFurmanFSR



Last year's Kingsborough Community College baseball team won the CUNYAC conference championship.

Photo courtesy of KCC Athletic Department



Our World In Pictures

BANGKOK — ‘They’re like the shoplifters in New York...’: Monkeys are caged on a truck after being trapped in Lopburi Province, north of Bangkok, Thailand, Friday, May 24, 2024. A Thai town, run ragged by its ever-growing population of marauding wild monkeys, began the fight-back, Friday, using trickery and ripe tropical fruit.

Photo: Sakchai Lalit/AP



SOUTH AFRICA — No matter where you go, politics means conflict: An election poster of independent candidate Anele Mda is displayed on a pole in Pretoria, South Africa, Thursday, May 16, 2024. In 2008, Mda was among members of the African National Congress who broke away from the party to form the Congress of the People, which contested elections the following year and secured over 7% of the national vote, becoming the second biggest opposition party in Parliament.

Photo: Themba Hadebe/AP



INDIA — Nature’s revenge — Heat waves all over the world drive workers to seek respite in the unlikeliest of shaded spots: Election officers rest beneath a parked bus on a hot summer day before proceeding to their allotted polling stations on the eve of the sixth round of multi-phase national elections in Prayagraj, Uttar Pradesh, India, Friday, May 24, 2024. Parts of northwest India are sweltering under scorching temperatures with the capital New Delhi under a severe weather alert as extreme temperatures strike parts of the country.

Photo: Rajesh Kumar Singh/AP



ISLAMABAD — Fearing no pathogens, man seeks water: A Pakistani man cools himself off in a stream as temperatures reached 39 Celsius (102.2 Fahrenheit) in Islamabad, Pakistan, Friday, May 24, 2024. Many cities in Pakistan are facing heat wave conditions with temperatures reaching nearly 50 Celsius (122 Fahrenheit in some places).

Photo: Anjum Naveed/AP



Our World In Pictures

FRANKFURT — ‘Where is the secret river that feeds this lake?’: An aerial view of the lake in the form of a heart in Rodgau, near Frankfurt, Germany, Friday, May 24, 2024.

Photo: Michael Probst/AP



KATHMANDU — **The living gods of The Climb**: Renowned Sherpa mountain guide Kami Rita, returning from Mount Everest after his record 30th successful ascent, waves after he arrives at the airport in Kathmandu, Nepal, Friday, May 24, 2024.

Photo: Niranjana Shrestha/AP



INDIA — **Nature’s revenge** — the scary cracks in a dry riverbed: Cracks are visible in a dry bed of the Sindphana River due to drought in Beed district, India, Sunday, May 5, 2024. As the country continues to vote in its marathon six-week election, farmers are looking for longer-term solutions to the water problem.

Photo: Rafiq Maqbool/AP



PRAGUE — ‘...Went to a fight, and a hockey game broke out’: Czech Republic’s Michal Kempny, right, punches United States’ Brady Tkachuk during the quarterfinal match between the Czech Republic and United States at the Ice Hockey World Championships in Prague, Czech Republic, Thursday, May 23, 2024.

Photo: Petr David Josek/AP



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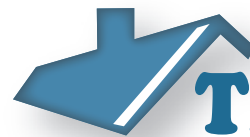
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Trump swaps bluster for silence, and possibly sleep, in his hush money trial

By Jill Colvin
Associated Press

Donald Trump isn't known for letting slights pass.

Yet for weeks, the famously combative presumptive Republican nominee has sat silently — to the point of sometimes seeming asleep — in a sterile Manhattan courtroom amid a barrage of accusations and insults.

There were the times his former fixer-turned-chief prosecution witness was quoted calling him a “boorish cartoon misogynist” and a “Cheeto-dusted” villain who belonged in a “cage, like an animal.” There were the graphic details relayed by a porn actor about the night she claims they had sex. And there were lengthy descriptions of what the prosecution argues was an illegal scheme to conceal hush money payments to salvage his then-flailing 2016 campaign.

Through it all, even as he and his allies attacked the case outside the courtroom, Trump has spent the majority of his time as a criminal defendant sitting nearly motionless for hours, leaning back in his burgundy leather chair with his eyes closed. He ultimately chose not to testify in a case that made him the first former president in the nation's history to stand trial on criminal charges.

Closing arguments in the case are scheduled for Tuesday, after which a jury will decide whether to make him the first former president and major party nominee convicted of felony charges.

Trump's demeanor inside the courtroom has been a notable departure from the fight-at-all-costs persona that has defined him through decades of public life, fueling his transformation from a New York tabloid fixture to a onetime — and possible future — president.

And it has been at least partially strategic, according to people familiar with Trump's approach who spoke on condition of anonymity to discuss the case. Trump's attorneys have warned him that behaving as he did in his previous trials — where he tangled with judges and stormed out — could damage his standing with a jury that is likely watching his every move and will determine his fate.

Acting out, he appears to have concluded, is not in his best interest, particularly as he faces the risk of imprisonment if he's convicted.

Trump has also been able to speak several times a day to a gaggle of media camped out



Former President Donald Trump closes his eyes during his trial at Manhattan criminal court May 16, 2024, in New York. Trump has spent the majority of his time as a criminal defendant sitting nearly motionless, for hours, leaning back in his chair with his eyes closed, so zen he often appeared to be asleep. It is, at least in part, a strategy in response to warnings that behaving like he has in past trials could backfire.

Mike Segar/Pool Photo via AP, File

side the courtroom, giving him an outlet to vent his frustrations and get his message out. Facing a gag order that prohibits him from criticizing witnesses, his campaign has assembled a host of supporters — from vice presidential contenders to the House speaker — to deliver those attacks instead.

But the approach comes with its own risks. Some former prosecutors and attorneys who have been closely following the case said that while disruptive behavior could prove detrimental to the jury, there's also a risk of Trump appearing too disengaged.

“What you want is for your client to look attentive, respectful and look like nothing is bothering him — but also not falling asleep,” said Randall D. Eliason, a former assistant U.S. attorney who for years specialized in white-collar crime.

Eyes wide shut

Trump has repeatedly denied reports from

journalists watching him via closed-circuit television that he is sleeping in court, insisting on his social media site that he simply closes “my beautiful blue eyes, sometimes, listen intensely, and take it ALL in!!!”

“No, I don't fall asleep,” he told Telemundo Miami. “I sometimes will sit back, close my eyes. I hear everything perfectly. At some point I may fall asleep. But I will let you know when that is.”

Eliason said Trump's demeanor was “definitely” something jurors would notice and could potentially perceive as disrespectful if they feel “he's acting like it's not even worth his attention” or think he's taking a nap.

“If it's a tactic to try to make it look like he's not concerned about the testimony, I don't think that would play well,” he said. “I guess if he's really just sort of listening with eyes closed, meditating or whatever, that doesn't seem so bad. But I

think falling asleep, the jury would find quite disrespectful.”

On the other hand, he added, “You don't want him to get really agitated” as he did during previous trials.

Actually, sleeping in court would be highly unusual for a defendant.

“I have witnessed lawyers fall asleep, but never a defendant in a criminal case. Their lives are at stake and they don't sleep in my experience,” said Stephen A. Saltzburg, a professor at the George Washington University Law School who has been writing about the case.

“It's possible it's all an act to show: ‘Hey, this is bogus, I'm not going to pay attention to it,’” he added, but that would also be unhelpful. “Since the jury has to pay attention, that doesn't send a message that you respect this whole jury process.”

Your client is upset

Trump hasn't been entirely sedated. During jury selection, he appeared alert and engaged, and was at one point reprimanded by the judge for his visible reactions to one juror's answers.

“(W)hile the juror was at the podium maybe 12 feet from your client, your client was audibly uttering something ... he was audibly gesturing,” Judge Juan Merchan warned one of his lawyers in April.

“I won't tolerate that. I will not have any jurors intimidated in this courtroom,” he went on. “I want to make that crystal clear.”

Later, when Stormy Daniels was on the stand, Trump's reaction to her testimony once again prompted Merchan to summon his lawyers to the bench.

“I understand that your client is upset at this point, but he is cursing audibly, and he is shaking his head visually and that's contemptuous. It has the potential to intimidate the witness and the jury can see that,” Merchan said, according to the transcript.

But as the trial dragged on, and particularly during his ex-attorney Michael Cohen's testimony, Trump most often sat in repose, leaning back in his chair, with his eyes closed, his lips pursed and his head tilted back or to the side. He shifted from time to time — sometimes to scratch an itch. Sometimes he appeared to doze off, his mouth falling agape as he sat for hours in the fluorescent-lit courtroom.

Other times, he re-engaged, sitting upright, chatting with his lawyers or scribbling and passing notes. He often leafed through stacks of papers, looked around the courtroom or sat upright, with his arms folded across his chest. He appeared especially alert and engaged during defense witness Robert Costello's combative testimony, during which the judge threatened to remove Costello from the stand.

But afterward, he returned to the eyes-closed, head-back position that became his default.

Past outbursts

It's been a marked contrast from his demeanor at his earlier civil trials, when Trump stormed out of the courtroom, actively sparred with judges and made no effort to shield his disdain.

During his business fraud civil trial, during which Cohen also testified, Trump blasted a court clerk from the stand, lashed out at the judge and, at one point, marched out of the courtroom. The judge in that case issued Trump a \$355 million penalty.

And in his E. Jean Carroll defamation case, he was reprimanded for muttering while she spoke, told the judge he would love it if he were removed from the courtroom, and stood up and walked out during Carroll's closing argument, in front of the jury.

Saltzburg said he believes Trump's behavior in that case is one of the reasons the jury awarded her a whopping \$83.3 million.

“They wanted to send a clear message to him and they thought it would take a lot of money to do it,” he said.

In this case, said Jeffrey S. Jacobovitz, a trial attorney with extensive experience in white-collar criminal defense, Trump's demeanor is “something that a jury would certainly notice.”

The perception that he's been sleeping “is likely to have a negative effect on the jury,” he said, adding, “I think I would prefer angry Trump.”



Former President Donald Trump sits in Manhattan criminal court, May 21, 2024, in New York. Trump has spent the majority of his time as a criminal defendant sitting nearly motionless, for hours, leaning back in his chair with his eyes closed, so zen he often appeared to be asleep. It is, at least in part, a strategy in response to warnings that behaving like he has in past trials could backfire.

Justin Lane/Pool Photo via AP, File

2ND DEPARTMENT/PUBLIC LEGAL NOTICES

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, HOME LOAN INVESTMENT BANK, F.S.B., PLAINTIFF, VS. MUNESHWAR P. NATARAM, ET AL., DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED ON AUGUST 30, 2023, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE OUTSIDE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JUNE 21, 2024 AT 10:00 A.M., PREMISES KNOWN AS 101-50 113TH STREET, RICHMOND HILL, NY 11419. 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 9430 AND LOT 27. APPROXIMATE AMOUNT OF JUDGMENT IS \$606,485.30 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #704586/2015. THE REFEREE SHALL COMPLY WITH THE ELEVENTH JUDICIAL DISTRICT'S COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTIES. THESE POLICIES, ALONG WITH THE QUEENS COUNTY FORECLOSURE'S AUCTION RULES, CAN BE FOUND ON THE QUEENS SUPREME COURT - CIVIL TERM WEBSITE. LAWRENCE LITWACK, ESQ., REFEREE ADAM LEITMAN BAILEY, P.C., ONE BATTERY PARK PLAZA, 18TH FLOOR, NEW YORK, NEW YORK 10004, ATTORNEYS FOR PLAINTIFF

#217732

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK: COUNTY OF QUEENS. JY THE NORTH L.P., PLTF V. NCRVI INTERNATIONAL INC, ET AL., DEFTS. INDEX NO. 700671/2020. PURSUANT TO THE JUDGMENT OF FORECLOSURE AND SALE DATED APRIL 5, 2023 AND ENTERED ON APRIL 7, 2023, I WILL SELL AT PUBLIC AUCTION PUBLIC AUCTION AT THE COURTHOUSE STEPS OF QUEENS COUNTY COURTHOUSE, 88-11 SUTPHIN BLVD, JAMAICA, NEW YORK, ON JUNE 21, 2024 AT 12:45 P.M., PREM. K/A 164-01 GOETHALS AVE, QUEENS, NY 11432 (BLOCK 7024/LOT 32). APPROX. AMT OF JUDGMENT IS \$1,023,429.68 TOGETHER WITH INTEREST, PLUS COSTS, ATTORNEYS' FEES AND INTEREST. SOLD SUBJECT TO TERMS AND CONDITIONS OF FILED JUDGMENT, THE COVID-19 AUCTION POLICIES AND TERMS OF SALE. GREGORY J. NEWMAN, ESQ., REFEREE. JACOBOWITZ NEWMAN TVERSKY LLP, ATTYS. FOR PLAINTIFF, 377 PEARSALL AVE., STE C, CEDARHURST, NY.

#217703

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, AJAX MORTGAGE LOAN TRUST 2018-C, MORTGAGE-BACKED SECURITIES, SERIES 2018-C, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, PLAINTIFF, VS. RONALD MICHEL, ET AL., DEFENDANT(S). PURSUANT TO AN ORDER CONFIRMING REFEREE REPORT AND JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED ON APRIL 30, 2020, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE OUTSIDE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JUNE 14, 2024 AT 10:00 A.M., PREMISES KNOWN AS 141-09 185TH STREET A/K/A 14109 185TH STREET, SPRINGFIELD GARDENS, NY 11413. 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 13057 AND LOT 44. APPROXIMATE AMOUNT OF JUDGMENT IS \$744,039.68 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #717391/2017. THE REFEREE SHALL COMPLY WITH THE ELEVENTH JUDICIAL DISTRICT'S COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTIES. THESE POLICIES, ALONG WITH THE QUEENS COUNTY FORECLOSURE'S AUCTION RULES, CAN BE FOUND ON THE QUEENS SUPREME COURT - CIVIL TERM WEBSITE. FEARONCE G. LA LANDE, ESQ., REFEREE FRIEDMAN

VARTOLO LLP, 85 BROAD STREET, SUITE 501, NEW YORK, NEW YORK 10004, ATTORNEYS FOR PLAINTIFF. FIRM FILE NO. 190128-1

#217578

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN, PLAINTIFF, VS. ELDER AVE REALTY CORP., ET AL., DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DATED APRIL 11, 2024 AND ENTERED ON APRIL 15, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE OUTSIDE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JUNE 21, 2024 AT 10:45 A.M., 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 5137 AND LOT 1135. SAID PREMISES MAY ALSO BE KNOWN AS 138-35 ELDER AVENUE, PARKING GARAGE UNIT NO. 135, QUEENS, NY. APPROXIMATE AMOUNT OF JUDGMENT IS \$148,115.27 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX #712078/2019. THE REFEREE SHALL COMPLY WITH THE ELEVENTH JUDICIAL DISTRICT'S COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTIES. THESE POLICIES, ALONG WITH THE QUEENS COUNTY FORECLOSURE AUCTION RULES, CAN BE FOUND ON THE QUEENS SUPREME COURT - CIVIL TERM WEBSITE. LES WRIGHT, ESQ., REFEREE THE LAW OFFICE OF THOMAS P. MALONE, PLLC, 60 EAST 42ND STREET, SUITE 553, NEW YORK, NEW YORK 10165, ATTORNEYS FOR PLAINTIFF

#217552

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, RMS SERIES TRUST 2020-1 BY US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE, PLAINTIFF, VS. MARY M. PADGETT CHAVIS, ET AL., DEFENDANT(S). PURSUANT TO AN ORDER CONFIRMING REFEREE REPORT AND JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED ON DECEMBER 20, 2023, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE OUTSIDE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JUNE 21, 2024 AT 11:30 A.M., PREMISES KNOWN AS 105-29 FARMERS BOULEVARD, SAINT ALBANS, NY 11412. 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 10884 AND LOT 16. APPROXIMATE AMOUNT OF JUDGMENT IS \$499,332.36 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #700441/2019. THE REFEREE SHALL COMPLY WITH THE ELEVENTH JUDICIAL DISTRICT'S COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTIES. THESE POLICIES, ALONG WITH THE QUEENS COUNTY FORECLOSURE'S AUCTION RULES, CAN BE FOUND ON THE QUEENS SUPREME COURT - CIVIL TERM WEBSITE. ERIC SUBIN, ESQ., REFEREE GREENSPOON MARDER, 1345 AVENUE OF THE AMERICAS, SUITE 2200, NEW YORK, NY 10105, ATTORNEYS FOR PLAINTIFF

#217622

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, RESIDENTIAL MORTGAGE LOAN TRUST 2013-TT2, BY U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE, PLAINTIFF, VS. THE UNKNOWN HEIRS-AT-LAW, NEXT-OF-KIN, DISTRIBUTIBLES, EXECUTORS, ADMINISTRATORS, TRUSTEES, DEVISEES, LEGATEES, ASSIGNEES, LIENORS, CREDITORS AND SUCCESSORS IN INTEREST AND GENERALLY ALL PERSONS HAVING OR CLAIMING, UNDER, BY OR THROUGH THE DECEDENT ROBERT HODGES, BY PURCHASE, INHERITANCE, LIEN OR

OTHERWISE, ANY RIGHT, TITLE OR INTEREST IN AND TO THE PREMISES DESCRIBED IN THE COMPLAINT HEREIN, ET AL., DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE AND ORDER DISCHARGING GUARDIAN AD LITEM AND MILITARY ATTORNEY DULY ENTERED ON APRIL 25, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE OUTSIDE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JUNE 28, 2024 AT 11:15 A.M., PREMISES KNOWN AS 118-19 152ND STREET, JAMAICA, NY 11434. 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 12206 AND LOT 11. APPROXIMATE AMOUNT OF JUDGMENT IS \$444,016.70 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #715126/2017. CASH WILL NOT BE ACCEPTED. THE REFEREE SHALL COMPLY WITH THE ELEVENTH JUDICIAL DISTRICT'S COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTIES. THESE POLICIES, ALONG WITH THE QUEENS COUNTY FORECLOSURE'S AUCTION RULES, CAN BE FOUND ON THE QUEENS SUPREME COURT - CIVIL TERM WEBSITE. YVETTE V. DUDLEY, ESQ., REFEREE KNUCKLES & MANFRO, LLP, 120 WHITE PLAINS ROAD, SUITE 215, TARRYTOWN, NEW YORK 10591, ATTORNEYS FOR PLAINTIFF

#217904

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF RESIDENTIAL CREDIT OPPORTUNITIES TRUST II, PLAINTIFF, VS. ZEPHANIAH 3 1320 INC., ET AL., DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED ON MARCH 27, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE OUTSIDE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JUNE 28, 2024 AT 10:00 A.M., PREMISES KNOWN AS 221-26 113TH AVENUE, QUEENS VILLAGE, NY 11429. 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 11220 AND LOT 124. APPROXIMATE AMOUNT OF JUDGMENT IS \$418,819.32 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #708582/2023. THE REFEREE SHALL COMPLY WITH THE ELEVENTH JUDICIAL DISTRICT'S COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTIES. THESE POLICIES, ALONG WITH THE QUEENS COUNTY FORECLOSURE'S AUCTION RULES, CAN BE FOUND ON THE QUEENS SUPREME COURT - CIVIL TERM WEBSITE. WILLIAM BOWMAN, ESQ., REFEREE ADAM LEITMAN BAILEY, P.C., ATTN: JACKIE HALPERN WEINSTEIN, ESQ., ONE BATTERY PARK PLAZA, 18TH FLOOR, NEW YORK, NEW YORK 10004, TEL: 212.825.0365, ATTORNEYS FOR PLAINTIFF

#217861

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, PLAINTIFF, VS. THERESA SOTO, ET AL., DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED ON DECEMBER 12, 2023, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE OUTSIDE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JUNE 7, 2024 AT 10:45 A.M., PREMISES KNOWN AS 3036 91ST STREET, EAST ELMHURST, NY 11369. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BE-

ING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 1388 AND LOT 24. APPROXIMATE AMOUNT OF JUDGMENT IS \$571,426.58 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #706294/2013. CASH WILL NOT BE ACCEPTED. THE REFEREE SHALL COMPLY WITH THE ELEVENTH JUDICIAL DISTRICT'S COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTIES. THESE POLICIES, ALONG WITH THE QUEENS COUNTY FORECLOSURE'S AUCTION RULES, CAN BE FOUND ON THE QUEENS SUPREME COURT - CIVIL TERM WEBSITE. ARTHUR W. GREIG, ESQ., REFEREE KNUCKLES, KOMOSINSKI & MANFRO, LLP, 120 WHITE PLAINS ROAD, SUITE 215, TARRYTOWN, NEW YORK 10591, ATTORNEYS FOR PLAINTIFF

#216820

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, AMOS FINANCIAL LLC, PLAINTIFF, VS. CHRISTINE SHEEHY, ET AL., DEFENDANT(S). PURSUANT TO A DEFAULT JUDGMENT AND JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED ON APRIL 24, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE OUTSIDE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JUNE 21, 2024 AT 11:30 A.M., PREMISES KNOWN AS 8624 233RD STREET, QUEENS VILLAGE A/K/A BELLEROSE, NY 11427. 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 7941 AND LOT 54. APPROXIMATE AMOUNT OF JUDGMENT IS \$772,849.42 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #710474/2020. THE REFEREE SHALL COMPLY WITH THE ELEVENTH JUDICIAL DISTRICT'S COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTIES. THESE POLICIES, ALONG WITH THE QUEENS COUNTY FORECLOSURE'S AUCTION RULES, CAN BE FOUND ON THE QUEENS SUPREME COURT - CIVIL TERM WEBSITE. FRANCES YETTA RUIZ, ESQ., REFEREE FRIEDMAN VARTOLO LLP, 85 BROAD STREET, SUITE 501, NEW YORK, NEW YORK 10004, ATTORNEYS FOR PLAINTIFF FIRM FILE NO.: 193769-1

#21537

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, US BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST, PLAINTIFF, VS. NOEMI TARIO, DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED ON JUNE 22, 2023, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE OUTSIDE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JUNE 7, 2024 AT 10:45 A.M., PREMISES KNOWN AS 129-37 153RD STREET, JAMAICA, NY 11434. 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 12258 AND LOT 8. APPROXIMATE AMOUNT OF JUDGMENT IS \$615,979.90 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #714497/2016. THE REFEREE SHALL COMPLY WITH THE ELEVENTH JUDICIAL DISTRICT'S COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTIES. THESE POLICIES, ALONG WITH THE QUEENS COUNTY FORECLOSURE'S AUCTION RULES, CAN BE FOUND ON THE QUEENS SUPREME COURT - CIVIL TERM WEBSITE. ELIZABETH GILL, ESQ., REFEREE FRIEDMAN VARTOLO LLP, 85 BROAD STREET, SUITE 501, NEW YORK, NEW YORK 10004, ATTORNEYS FOR PLAINTIFF FIRM FILE NO.: 171137-1

#217187

Prosecutors seek to bar Trump from statements endangering law enforcement in classified records case



Republican presidential candidate former President Donald Trump arrives at a campaign rally in the south Bronx, Thursday, May 23, 2024, in New York. AP Photo/Yuki Iwamura

By Eric Tucker
Associated Press

Federal prosecutors on Friday asked the judge overseeing the classified documents case against Donald Trump to bar the former president from public statements that “pose a significant, imminent, and foreseeable danger to law enforcement agents” participating in the prosecution.

The request to U.S. District Judge Aileen Cannon follows a distorted claim by Trump earlier this week that the FBI agents who searched his Mar-a-Lago estate in August 2022 were “authorized to shoot me” and were “locked & loaded ready to take me out & put my family in danger.”

The presumptive Republican presidential nominee was referring to the disclosure in a court document that the FBI, during the search, followed a standard use-of-force policy that prohibits the use of deadly force except when the officer conducting the search has a reasonable belief that the “subject of such force poses an imminent danger of death or serious physical injury to the officer or to another person.”

The Justice Department policy is routine and meant to limit, rather than encourage, the use of force during searches. Prosecutors noted that the search of the Florida property was intentionally conducted when Trump and his family were out of state and was coordinated in advance with the U.S. Secret Service. No force was used.

Prosecutors on special counsel Jack Smith's team said in court papers late Friday that Trump's statements falsely suggesting that federal agents “were complicit in a plot to assassinate him” expose law enforcement — some of whom prosecutors noted will be called as witnesses at his trial — “to the risk of threats, violence, and harassment.”

“Trump's repeated mischaracterization of these facts in widely distributed messages as an attempt to kill him, his family, and Secret Service agents has endangered law enforcement officers involved in the investigation and prosecution of this case and threatened the integrity of these proceedings,” prosecutors told Cannon, who was nominated to the bench by Trump.

“A restriction prohibiting future similar statements does not restrict legitimate speech,” they said.

Defense lawyers have objected to the government's

motion, prosecutors said. An attorney for Trump didn't immediately respond to a message seeking comment Friday night.

Attorney General Merrick Garland earlier this week slammed Trump's claim as “extremely dangerous.” Garland noted that the document Trump was referring to is a standard policy limiting the use of force that was even used in the consensual search of President Joe Biden's home as part of an investigation into the Democrat's handling of classified documents.

Trump campaign spokesman Steven Cheung said in a statement Friday that Biden and “his hacks and thugs are obsessed with trying to deprive President Trump and all American voters of their First Amendment rights.

“Repeated attempts to silence President Trump during the presidential campaign are blatant attempts to interfere in the election. They are last ditch efforts of desperate Democrat radicals running a losing campaign for a failed president,” Cheung said.

Trump faces dozens of felony counts accusing him of illegally hoarding at his Mar-a-Lago estate in Palm Beach, Florida, classified documents that he took with him after he left the White House in 2021, and then obstructing the FBI's efforts to get them back. He has pleaded not guilty and denied wrongdoing.

It's one of four criminal cases Trump is confronting as he seeks to reclaim the White House, but outside of the ongoing New York hush money prosecution, it's not clear that any of the other three will reach trial before the election.

Trump has already had restrictions placed on his speech in two of the other cases over incendiary comments officials say threaten the integrity of the prosecutions.

In the New York case, Trump has been fined and threatened with jail time for repeatedly violating a gag order that bars him from making public statements about witnesses, jurors and some others connected to the matter.

He's also subject to a gag order in his federal criminal election interference case in Washington. That order limits what he can say about witnesses, lawyers in the case and court staff, though an appeals court freed him to speak about special counsel Smith, who brought the case.

2ND DEPARTMENT/PUBLIC LEGAL NOTICES

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 VRMTG ASSET TRUST, PLAINTIFF, VS. STANLEY CHUNG A. HING A/K/A STANLEY C. HING IF LIVING, AND IF HE/SHE BE DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, ET AL., DEFENDANT(S). PURSUANT TO AN ORDER AMENDING CAPTION, CONFIRMING REFEREE'S REPORT AND JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED ON MARCH 13, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE OUTSIDE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JUNE 7, 2024 AT 11:45 A.M., PREMISES KNOWN AS 104-53 121ST STREET, SOUTH RICHMOND HILL, NY 11419. 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 9575 AND LOT 52. APPROXIMATE AMOUNT OF JUDGMENT IS \$300,339.78 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #709309/2019. CASH WILL NOT BE ACCEPTED. THE REFEREE SHALL COMPLY WITH THE ELEVENTH JUDICIAL DISTRICT'S COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTIES. THESE POLICIES, ALONG WITH THE QUEENS COUNTY FORECLOSURE'S AUCTION RULES, CAN BE FOUND ON THE QUEENS SUPREME COURT - CIVIL TERM WEBSITE. ERIC D. SUBIN, ESQ., REFEREE KNUCKLES, KOMOSINSKI & MANFRO, LLP, 120 WHITE PLAINS ROAD, SUITE 215, TARRYTOWN, NEW YORK 10591, ATTORNEYS FOR PLAINTIFF #217103

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, PLAINTIFF, VS. PARBOTTIE RODRIGUEZ, ET AL., DEFENDANT(S). PURSUANT TO AN ORDER CONFIRMING REFEREE REPORT AND JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED ON FEBRUARY 2, 2022, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE OUTSIDE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JUNE 7, 2024 AT 11:00 A.M., PREMISES KNOWN AS 115-36 122ND STREET, SOUTH OZONE PARK, NY 11420. 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 11665 AND LOT 24. APPROXIMATE AMOUNT OF JUDGMENT IS \$749,851.58 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDG-

MENT INDEX #705214/2017. CASH WILL NOT BE ACCEPTED. THE REFEREE SHALL COMPLY WITH THE ELEVENTH JUDICIAL DISTRICT'S COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTIES. THESE POLICIES, ALONG WITH THE QUEENS COUNTY FORECLOSURE'S AUCTION RULES, CAN BE FOUND ON THE QUEENS SUPREME COURT - CIVIL TERM WEBSITE. BRANDI P. KLINEBERG, ESQ., REFEREE KNUCKLES & MANFRO, LLP, 120 WHITE PLAINS ROAD, SUITE 215, TARRYTOWN, NEW YORK 10591, ATTORNEYS FOR PLAINTIFF #216850

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, AJAX MORTGAGE LOAN TRUST 2021-D, MORTGAGE-BACKED SECURITIES, SERIES 2021-D, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, PLAINTIFF, VS. JAMES RICHARDS, ET AL., DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED ON APRIL 4, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE OUTSIDE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JUNE 14, 2024 AT 12:00 P.M., PREMISES KNOWN AS 165-28 144TH AVENUE, JAMAICA, NY 11434. 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 13270 AND LOT 40. APPROXIMATE AMOUNT OF JUDGMENT IS \$736,323.12 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #715033/2020. THE REFEREE SHALL COMPLY WITH THE ELEVENTH JUDICIAL DISTRICT'S COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTIES. THESE POLICIES, ALONG WITH THE QUEENS COUNTY FORECLOSURE'S AUCTION RULES, CAN BE FOUND ON THE QUEENS SUPREME COURT - CIVIL TERM WEBSITE. IRA BENJAMIN WARSHAWSKY, ESQ., REFEREE FRIEDMAN VARTOLO LLP, 85 BROAD STREET, SUITE 501, NEW YORK, NEW YORK 10004, ATTORNEYS FOR PLAINTIFF. FIRM FILE NO. 201411-1 #217483

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, EMIGRANT BANK AS SUCCESSOR-BY-MERGER TO EMIGRANT SAVINGS BANK - BROOKLYN/QUEENS, PLAINTIFF, VS. CLAUDE BECKFORD, ET AL., DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED ON OCTOBER 2, 2023, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE OUTSIDE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JUNE 14, 2024 AT 10:15 A.M., PREMISES KNOWN AS 116-38 194TH STREET, SAINT ALBANS, NY 11412. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THERE-

ON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 11064 AND LOT 78. APPROXIMATE AMOUNT OF JUDGMENT IS \$250,311.48 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #720792/2019. THE REFEREE SHALL COMPLY WITH THE ELEVENTH JUDICIAL DISTRICT'S COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTIES. THESE POLICIES, ALONG WITH THE QUEENS COUNTY FORECLOSURE'S AUCTION RULES, CAN BE FOUND ON THE QUEENS SUPREME COURT - CIVIL TERM WEBSITE. NICHOLAS PERCIBALLI, ESQ., REFEREE BORCHERT & LASPINA, PC, 19-02 WHITESTONE EXPRESSWAY, SUITE 302, WHITESTONE, NEW YORK 11357, ATTORNEYS FOR PLAINTIFF #217302

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2, PLAINTIFF, VS. DESIREE HIGGINS, DEFENDANT(S). PURSUANT TO AN ORDER CONFIRMING REFEREE REPORT AND JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED ON APRIL 24, 2023, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE OUTSIDE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JUNE 14, 2024 AT 12:00 P.M., PREMISES KNOWN AS 13431 161ST STREET, JAMAICA, NY 11434. 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 12300 AND LOT 57. APPROXIMATE AMOUNT OF JUDGMENT IS \$931,520.32 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #704044/2015. THE REFEREE SHALL COMPLY WITH THE ELEVENTH JUDICIAL DISTRICT'S COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTIES. THESE POLICIES, ALONG WITH THE QUEENS COUNTY FORECLOSURE'S AUCTION RULES, CAN BE FOUND ON THE QUEENS SUPREME COURT - CIVIL TERM WEBSITE. MARTHA TAYLOR, ESQ., REFEREE FRIEDMAN VARTOLO LLP, 85 BROAD STREET, SUITE 501, NEW YORK, NEW YORK 10004, ATTORNEYS FOR PLAINTIFF FIRM FILE NO.: 191 199-1 #217320

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, CARRINGTON MORTGAGE SERVICES, LLC, PLAINTIFF, VS. ANY AND ALL KNOWN OR UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ALICE HAWK, ET AL., DEFENDANT(S). PURSUANT TO AN ORDER CONFIRMING REFEREE REPORT, AMENDING THE CAPTION AND JUDGMENT OF FORE-

CLOSURE AND SALE DULY ENTERED ON OCTOBER 17, 2023, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE OUTSIDE STEPS OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JUNE 14, 2024 AT 12:00 P.M., PREMISES KNOWN AS 10020 93RD AVENUE, RICHMOND HILL, NY 11418. 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 9306 AND LOT 59. APPROXIMATE AMOUNT OF JUDGMENT IS \$363,235.69 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #711218/2018. THE REFEREE SHALL COMPLY WITH THE ELEVENTH JUDICIAL DISTRICT'S COVID-19 POLICIES CONCERNING PUBLIC AUCTIONS OF FORECLOSED PROPERTIES. THESE POLICIES, ALONG WITH THE QUEENS COUNTY FORECLOSURE'S AUCTION RULES, CAN BE FOUND ON THE QUEENS SUPREME COURT - CIVIL TERM WEBSITE. CHARLANE BROWN, ESQ., REFEREE GREENSPOON MARDER, 1345 AVENUE OF THE AMERICAS, SUITE 2200, NEW YORK, NY 10105, ATTORNEYS FOR PLAINTIFF #217365

PUBLIC AUCTION NOTICE OF SALE OF COOPERATIVE APARTMENT SECURITY

BY VIRTUE OF DEFAULT IN A SECURITY AGREEMENT EXECUTED ON JULY 21, 2017 BY JUDITH S. WEISMAN, AND IN ACCORDANCE WITH ITS RIGHTS AS HOLDER OF THE SECURITY, WELLS FARGO BANK, N.A., BY KIM CARRINO, AUCTIONEER, WILL CONDUCT A PUBLIC SALE OF THE SECURITY CONSISTING OF 4,792 SHARES OF COMMON STOCK IN NORTH SHORE TOWERS APTS, INC AND ALL RIGHTS TITLE AND INTEREST IN AND TO A PROPRIETARY LEASE BETWEEN CORPORATION AND DEBTOR FOR UNIT 33N IN A BUILDING KNOWN AS AND BY THE STREET ADDRESS, 27110 GRAND CENTRAL PARKWAY, #33N, FLORAL PARK, NY 11005 TOGETHER WITH FIXTURES AND ARTICLES OF PERSONAL PROPERTY NOW OR HEREAFTER AFFIXED TO OR USED IN CONNECTION WITH UNIT 33N ON JUNE 11, 2024 AT 10:00AM ON THE FRONT STEPS OF THE QUEENS COUNTY SUPREME COURT BUILDING, 88-11 SUTPHIN BLVD., JAMAICA, NY, IN SATISFACTION OF AN INDEBTEDNESS IN THE PRINCIPAL AMOUNT OF \$442,947.80 PLUS INTEREST FROM JUNE 01, 2022 AND COSTS, SUBJECT TO OPEN MAINTENANCE CHARGES. THE SECURED PARTY RESERVES THE RIGHT TO BID. TEN PERCENT (10%) DEPOSIT BY BANK OR CERTIFIED FUNDS REQUIRED AT AUCTION, PAYABLE TO THE ATTORNEYS FOR THE SECURED PARTY. CLOSING WITHIN 30 DAYS. SUCH SALE SHALL BE SUBJECT TO THE TERMS OF SALE. GROSS POLOWY LLC 1775 WEHRLER DRIVE, SUITE 100 WILLIAMSVILLE, NY 14221 (716) 204-1700 ATTORNEYS FOR SECURED CREDITOR 80576 #217621

SUPPLEMENTAL SUMMONS

SUPREME COURT OF THE STATE OF

NEW YORK INDEX NO. 719077/2023 COUNTY OF QUEENS FREMONT INVESTMENT AND LOAN, PLAINTIFF, VS. JAMES SCOTT, INDIVIDUALLY AND AS HEIR AND DISTRIBUTE OF THE ESTATE OF SYLVIA LEE; SANDRA D. EISON, AS HEIR AND DISTRIBUTE OF THE ESTATE OF SYLVIA LEE; SYLVIA BERRY, AS HEIR AND DISTRIBUTE OF THE ESTATE OF SYLVIA LEE; THOMAS L. EISON A/K/A TYLER EISON, AS HEIR AND DISTRIBUTE OF THE ESTATE OF SYLVIA LEE; RENEE M. SCOTT, AS HEIR AND DISTRIBUTE OF THE ESTATE OF SYLVIA LEE; CHRISTOPHER M. SCOTT, AS HEIR AND DISTRIBUTE OF THE ESTATE OF SYLVIA LEE; VALERIE PERRY, AS HEIR AND DISTRIBUTE OF THE ESTATE OF SYLVIA LEE; JAMES J. CEPHAS, AS HEIR AND DISTRIBUTE OF THE ESTATE OF SYLVIA LEE; VERNESA E. CEPHAS, AS HEIR AND DISTRIBUTE OF THE ESTATE OF SYLVIA LEE; DOUGLAS CARL CEPHAS, AS HEIR AND DISTRIBUTE OF THE ESTATE OF SYLVIA LEE; SHAVELLE CEPHAS, AS HEIR AND DISTRIBUTE OF THE ESTATE OF SYLVIA LEE; SHANTONDA GIGI CEPHAS, AS HEIR AND DISTRIBUTE OF THE ESTATE OF SYLVIA LEE; MILLLENIA B. CEPHAS, AS HEIR AND DISTRIBUTE OF THE ESTATE OF SYLVIA LEE; SHAMONDA C. GRAHAM, AS HEIR AND DISTRIBUTE OF THE ESTATE OF SYLVIA LEE; MICHAEL A. PERRY, JR., AS HEIR AND DISTRIBUTE OF THE ESTATE OF SYLVIA LEE; TASHIKA NICOLE PERRY, AS HEIR AND DISTRIBUTE OF THE ESTATE OF SYLVIA LEE; NICOLE S. OUDKERK A/K/A NICOLE SHATIKA PERRY, AS HEIR AND DISTRIBUTE OF THE ESTATE OF SYLVIA LEE; UNKNOWN HEIRS AND DISTRIBUTEES OF THE ESTATE OF SYLVIA LEE, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, CLAIMING, OR WHO MAY CLAIM TO HAVE AN INTEREST IN, OR GENERAL OR SPECIFIC LIEN UPON THE REAL PROPERTY DESCRIBED IN THIS ACTION; SUCH UNKNOWN PERSONS BEING HEREIN GENERALLY DESCRIBED AND INTENDED TO BE INCLUDED IN THE FOLLOWING DESIGNATION, NAMELY: THE WIFE, WIDOW, HUSBAND, WIDOWER, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS, AND ASSIGNEES OF SUCH DECEASED, ANY AND ALL PERSONS DERIVING INTEREST IN OR LIEN UPON, OR TITLE TO SAID REAL PROPERTY BY, THROUGH OR UNDER THEM, OR EITHER OF THEM, AND THEIR RESPECTIVE WIVES, WIDOWS, HUSBANDS, WIDOWERS, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS AND ASSIGNS, ALL OF WHOM AND WHOSE NAMES, EXCEPT AS STATED, ARE UNKNOWN TO PLAINTIFF; CRIMINAL COURT OF THE CITY OF NEW YORK; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA; NEW YORK CITY PARKING VIOLATIONS BUREAU; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; NEW YORK CITY TRANSIT ADJUDICATION BUREAU; DELTA FUNDING CORPORATION; CHRIS ANT, "JOHN DOE" (REFUSED NAME) AS JOHN DOE #2; "JOHN DOE" (REFUSED NAME) AS JOHN DOE #3; "JOHN DOE" (REFUSED NAME) AS JOHN DOE #4; "JOHN DOE" (REFUSED NAME) AS JOHN DOE #5; "JOHN DOE" (REFUSED NAME) AS JOHN DOE #6; "JOHN DOE" (REFUSED NAME) AS JOHN DOE #7; "JOHN DOE" (REFUSED NAME) AS JOHN DOE #8, #218034

"JOHN DOE #9" THROUGH "JOHN DOE #12;" THE LAST FOUR NAMES BEING FICTITIOUS AND UNKNOWN TO PLAINTIFF, THE PERSONS OR PARTIES INTENDED BEING THE TENANTS, OCCUPANTS, PERSONS OR CORPORATIONS, IF ANY, HAVING OR CLAIMING AN INTEREST IN OR LIEN UPON THE PREMISES, DESCRIBED IN THE COMPLAINT, DEFENDANTS. PLAINTIFF DESIGNATES QUEENS AS THE PLACE OF TRIAL SITUS OF THE REAL PROPERTY MORTGAGED PREMISES: 172 -14 BAISLEY BOULEVARD, JAMAICA, NY 11434 BLOCK: 12515, LOT: 1 TO THE ABOVE NAMED DEFENDANTS YOU ARE HEREBY SUMMONED TO ANSWER THE COMPLAINT IN THE ABOVE ENTITLED ACTION AND TO SERVE A COPY OF YOUR ANSWER ON THE PLAINTIFF'S ATTORNEY WITHIN TWENTY (20) DAYS OF THE SERVICE OF THIS SUMMONS, EXCLUSIVE OF THE DAY OF SERVICE, OR WITHIN THIRTY (30) DAYS AFTER SERVICE OF THE SAME IS COMPLETE WHERE SERVICE IS MADE IN ANY MANNER OTHER THAN BY PERSONAL DELIVERY WITHIN THE STATE. THE UNITED STATES OF AMERICA, IF DESIGNATED AS A DEFENDANT IN THIS ACTION, MAY ANSWER OR APPEAR WITHIN SIXTY (60) DAYS OF SERVICE. YOUR FAILURE TO APPEAR OR TO ANSWER WILL RESULT IN A JUDGMENT AGAINST YOU BY DEFAULT FOR THE RELIEF DEMANDED IN THE COMPLAINT. IN THE EVENT THAT A DEFICIENCY BALANCE REMAINS FROM THE SALE PROCEEDS, A JUDGMENT MAY BE ENTERED AGAINST YOU. NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT THE OBJECT OF THE ABOVE CAPTION ACTION IS TO FORECLOSE A MORTGAGE TO SECURE THE SUM OF \$240,000.00 AND INTEREST, RECORDED ON FEBRUARY 14, 2005, IN CRFN 2005000090367, OF THE PUBLIC RECORDS OF QUEENS COUNTY, NEW YORK, COVERING PREMISES KNOWN AS 172 -14 BAISLEY BOULEVARD, JAMAICA, NY 11434. THE RELIEF SOUGHT IN THE WITHIN ACTION IS A FINAL JUDGMENT DIRECTING THE SALE OF THE PREMISES DESCRIBED ABOVE TO SATISFY THE DEBT SECURED BY THE MORTGAGE DESCRIBED ABOVE. QUEENS COUNTY IS DESIGNATED AS THE PLACE OF TRIAL BECAUSE THE REAL PROPERTY AFFECTED BY THIS ACTION IS LOCATED IN SAID COUNTY. NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME IF YOU DO NOT RESPOND TO THIS SUMMONS AND COMPLAINT BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE MORTGAGE COMPANY WHO FILED THIS FORECLOSURE PROCEEDING AGAINST YOU AND FILING THE ANSWER WITH THE COURT, A DEFAULT JUDGMENT MAY BE ENTERED AND YOU CAN LOSE YOUR HOME. SPEAK TO AN ATTORNEY OR GO TO THE COURT WHERE YOUR CASE IS PENDING FOR FURTHER INFORMATION ON HOW TO ANSWER THE SUMMONS AND PROTECT YOUR PROPERTY. SENDING A PAYMENT TO THE MORTGAGE COMPANY WILL NOT STOP THE FORECLOSURE ACTION. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. DATED: DECEMBER 26, 2023 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC ATTORNEY FOR PLAINTIFF MATTHEW ROTHSTEIN, ESQ. 900 MERCHANTS CONCOURSE, SUITE 310 WESTBURY, NY 11590 516-280-7675 #218034

2ND DEPARTMENT / New Business Formations

21029 28TH AVENUE GROUP, LLC

21029 28TH AVENUE GROUP, LLC ARTICLES OF ORG. FILED NY SEC. OF STATE (SSNY) 4/17/24. OFFICE IN QUEENS CO. SSNY DESIG. AGENT OF LLC WHOM PROCESS MAY BE SERVED. SSNY SHALL MAIL PROCESS TO 40-18 BELL BLVD., BAYSIDE, NY 11361, C/O TBO SITESCAPES INC., WHICH IS ALSO THE PRINCIPAL BUSINESS LOCATION. PURPOSE: ANY LAWFUL PURPOSE. #217077

ASF INTERNATIONAL LLC

ASF INTERNATIONAL LLC. ARTS. OF ORG. FILED WITH THE SSNY ON 03/07/24. OFFICE: QUEENS COUNTY. SSNY DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL COPY OF PROCESS TO THE LLC, C/O

KHANDKER AHNAF ABRAR, 169-24 HILLSIDE AVENUE, FL2 SUITE 3, JAMAICA, NY 11432. PURPOSE: ANY LAWFUL PURPOSE. #217094

JACKSON AVENUE BAGELS LLC

NOTICE OF QUALIFICATION OF JACKSON AVENUE BAGELS LLC APPL. FOR AUTH. FILED WITH SECY. OF STATE OF NY (SSNY) ON 04/08/24. OFFICE LOCATION: QUEENS COUNTY. LLC FORMED IN DELAWARE (DE) ON 04/04/24. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO C/O CORPORATION SERVICE CO., 80 STATE ST., ALBANY, NY 12207-2543. DE ADDR. OF LLC: 251 LITTLE FALLS DR., WILMINGTON, DE 19808. CERT. OF FORM. FILED WITH SECY. OF STATE,

DIV. OF CORPS., JOHN G. TOWNSEND BLDG., 401 FEDERAL ST. - STE. 4, DOVER, DE 19901. PURPOSE: ANY LAWFUL ACTIVITY. #217111

M&E HIGH RIDGE LLC

M&E HIGH RIDGE LLC ARTICLES OF ORG. FILED NY SEC. OF STATE (SSNY) 4/18/24. OFFICE IN QUEENS CO. SSNY DESIG. AGENT OF LLC WHOM PROCESS MAY BE SERVED. SSNY SHALL MAIL PROCESS TO 105-30 101ST AVE., OZONE PARK, NY 11416, WHICH IS ALSO THE PRINCIPAL BUSINESS LOCATION. PURPOSE: ANY LAWFUL PURPOSE. #217236

CITRUS HAVEN LLC

NOTICE OF QUALIFICATION OF CITRUS HAVEN LLC. AUTHORITY FILED WITH SECY. OF STATE OF NY (SSNY)

ON 04/12/24. OFFICE LOCATION: QUEENS COUNTY. LLC FORMED IN FLORIDA (FL) ON 02/15/24. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: 31 MONTEREY STREET, APT. A, PONTE VEDRA BEACH, FL 32082, ALSO THE ADDRESS REQUIRED TO BE MAINTAINED IN FL. ARTS OF ORG. FILED WITH THE FL SECY. OF STATE, R.A. GRAY BUILDING, 500 S BROUGH ST., TALLAHASSEE, FL 32399. PURPOSE: ANY LAWFUL ACTIVITIES. #217247

186 UNION CENTER LLC

NOTICE OF QUALIFICATION OF 186 UNION CENTER LLC. AUTHORITY FILED WITH SECY. OF STATE OF NY (SSNY) ON 04/11/24. OFFICE LOCATION: QUEENS COUNTY. LLC FORMED IN DELAWARE (DE) ON 10/12/23. SSNY

DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: C/O AB CAPSTONE LLC, 251-73 JERICHO TURNPIKE, SUITE 404, BELLROSE, NY 11426, ATTN: MEIR BABAEV. ADDRESS TO BE MAINTAINED IN DE: CORPORATE CREATIONS NETWORK INC., 1521 CONCORD PIKE, SUITE 201, WILMINGTON, DE 19803. ARTS OF ORG. FILED WITH THE DE SECY. OF STATE, 401 FEDERAL ST., DOVER, DE 19901. PURPOSE: ANY LAWFUL ACTIVITIES. #217248

ING PROPERTIES LLC

ING PROPERTIES LLC FILED ARTICLES OF ORGANIZATION WITH THE SECRETARY OF STATE OF NEW YORK (SSNY) ON 12/21/2021. 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 146-04 21 AVE 1ST FLOOR WHITESTONE, NY, 11357. PURPOSE: ANY LAWFUL PURPOSE. #217251

AGGELIS PROPERTY MGT LLC

AGGELIS PROPERTY MGT LLC ARTICLES OF ORG. FILED NY SEC. OF STATE (SSNY) 4/25/24. OFFICE IN QUEENS CO. SSNY DESIGN. AGENT OF LLC UPON WHOM PROCESS MAY BE SERVED. SSNY SHALL MAIL COPY OF PROCESS TO THE LLC 15205 11TH AVE WHITESTONE NY 11357. PURPOSE: ANY LAWFUL ACTIVITY. #217263



Our World In Pictures

President Joe Biden, left, lays a wreath at the Tomb of the Unknown Soldier at Arlington National Cemetery in Arlington, Va., on Memorial Day, Monday, May 27, 2024. Defense Secretary Lloyd Austin, second from right, and Army Major Gen. Trevor Bradenkamp, right, watch.

AP Photo/Susan Walsh

2ND DEPARTMENT / New Business Formations

STN FUNDING LLC

STN FUNDING LLC, ART. OF ORG. FILED NY DOS 4/23/24, QUEE. CO. S/S C/O THE LLC 26-32 SKILLMAN AVE., L.I.C., NY 11101. TO ENGAGE IN ANY LAWFUL ACT OR ACTIVITY. MANAGED BY 1 OR MORE MANAGERS. PERPETUAL EXISTENCE. FULL INDEMNIFICATION.

#217389

JMAC HOLDINGS NY LLC

JMAC HOLDINGS NY LLC, ART. OF ORG. FILED NY DOS 4/22/24, QUEE. CO. S/S C/O THE LLC 208-23 32ND AVE., BAYSIDE, NY 11361. TO ENGAGE IN ANY LAWFUL ACT OR ACTIVITY. MANAGED BY 1 OR MORE MANAGERS. PERPETUAL EXISTENCE. FULL INDEMNIFICATION.

#217390

73RD REALTY HOLDINGS LLC

73RD REALTY HOLDINGS LLC, ART. OF ORG. FILED NY DOS 4/24/24, QUEE. CO. S/S C/O THE LLC 711 EDISON AVE., BRONX, NY 10465. TO ENGAGE IN ANY LAWFUL ACT OR ACTIVITY. MANAGED BY 1 OR MORE MANAGERS. PERPETUAL EXISTENCE. FULL INDEMNIFICATION.

#217391

STONE'S THROW PRODUCTIONS, LLC

STONE'S THROW PRODUCTIONS, LLC, ART. OF ORG. FILED NY DOS 3/26/24, QUEE. CO. S/S C/O THE LLC 161 W 61ST ST, STE 20H, NY, NY 10023. TO ENGAGE IN ANY LAWFUL ACT OR ACTIVITY. PERPETUAL EXISTENCE. FULL INDEMNIFICATION.

#217392

D&C SBA LLC

NOTICE OF FORMATION: D&C SBA LLC, ART. OF ORG. FILED WITH SEC. OF STATE OF NY (SSNY) ON 04/03/2024. OFFICE LOC.: QUEENS COUNTY. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL THE PROCESS TO: 20935 NORTHERN BLVD, UNIT 209, BAYSIDE, NY, 11361, USA. PURPOSE: ANY LAWFUL ACTIVITY.

#217416

BROOKLYN 55 LLC

BROOKLYN 55 LLC. FILED 3/29/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 37-12 PRINCE ST, FLUSHING, NY 11354. PURP: ANY LAWFUL.

#217664

LUXGLOW AESTHETIC LLC

LUXGLOW AESTHETIC LLC. FILED 4/22/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 17731 EDGERTON RD, JAMAICA, NY 11432. PURP: ANY LAWFUL.

#217663

YELLOWSTONE NATIONAL

PROPERTIES LLC

YELLOWSTONE NATIONAL PROPERTIES LLC. FILED 3/17/21. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 15401 BARCLAY AVE, FLUSHING, NY 11355. PURP: ANY LAWFUL.

#217662

CASA JAMTEX, LLC

CASA JAMTEX, LLC. FILED 3/9/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 41-08 43RD ST, SUNNYSIDE, NY 11104. PURP: ANY LAWFUL.

#217860

5010 PARSONS LLC

5010 PARSONS LLC. FILED 3/29/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 14935 DELAWARE AVE, FLUSHING, NY 11355. PURP: ANY LAWFUL.

#217660

4329 MURRAY LLC

4329 MURRAY LLC. FILED 3/8/24. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 14935 DELAWARE AVE, FLUSHING, NY 11355. PURP: ANY LAWFUL.

#217659

MSJ786 GROUP LLC

MSJ786 GROUP LLC. ARTS. OF ORG. FILED WITH THE SSNY ON 03/06/18. OFFICE: QUEENS COUNTY. SSNY DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL COPY OF PROCESS TO THE LLC, 144-38 87TH AVE, BRIARWOOD, NY 11435. PURPOSE: ANY LAWFUL PURPOSE.

#217828

11101 PRETTY CITY LIGHTS, LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: PRETTY CITY LIGHTS, LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 5/16/2024. 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 RYAN OTOOLE 4470 21ST STREET, #151 LONG ISLAND CITY, NY, 11101. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#217892

11105 THE CUTLET ONE, LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: THE CUTLET ONE, LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 5/13/2024. NY OFFICE LOCATION:

QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS FRANTZ DESSALINES 20-26 49TH ST 2ND FLOOR, ASTORIA, NY, 11105. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

11106 METAMARTIAL LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: METAMARTIAL LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 4/5/2024. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS XSAVIER DANIELS 31-62 33RD STREET, ASTORIA, NY, 11106. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#217050

P'TITE MAISON LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: P'TITE MAISON LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 1/24/2024. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS C/O/ ETHEMIA NICOLPOULOS, 35-11 208TH STREET BAYSIDE, NY, 11361. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#217442

11354 PURE-ONE LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: PURE-ONE LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 5/20/2024. 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 PURE-ONE LLC 13656 39TH AVE, SUITE 307, FLUSHING, NY, 11354. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#217943

11358 CSW PRO MANAGEMENT LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: CSW PRO MANAGEMENT LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 5/12/2024. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS CHERRY WANG 4743 163RD STREET, FLUSHING, NY, 11358. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#217839

11361 E & K'S BAYSIDE DINER LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: E & K'S BAYSIDE DINER LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 3/1/2024. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS C/O/ ETHEMIA NICOLPOULOS, 35-11 208TH STREET BAYSIDE, NY, 11361. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#217442

11366 CAPTIVE PHOTOGRAPHY MEDIA LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: CAPTIVE PHOTOGRAPHY MEDIA LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 4/20/2024. 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 ADIA WATTS 120-19 192ND ST, ST ALBANS, NY, 11412. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#217415

11377 MKO INTERNATIONAL LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: MKO INTERNATIONAL LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 3/14/2024. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS MKO INTERNATIONAL LLC 41-31 60TH ST, WOODSIDE, NY, 11377. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#218022

11379 BKHOOPZ LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: BKHOOPZ LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 4/15/2024. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS KELLEY BROOKE, 253 BEACH 134TH STREET BELLE HARBOR, NY, 11694. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#216961

11694 HEMPSTEAD GOLF LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: HEMPSTEAD GOLF LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 3/29/2024. 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 KELLEY BROOKE, 253 BEACH 134TH STREET BELLE HARBOR, NY, 11694. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#216961

33134 ELLAWAY BLUES CONSULTING LLC

NOTICE OF APPLICATION FOR AUTHORITY OF ELLAWAY BLUES CONSULTING LLC. A FOREIGN LIMITED LIABILITY COMPANY (LLC). APPLICATION FOR AUTHORITY FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 3/8/2024. LLC ORGANIZED IN FL 11/15/2023. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS ADIA WATTS 120-19 192ND ST, ST ALBANS, NY, 11412. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#216145

11412 AMITA LUNA PERINATAL LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: AMITA LUNA PERINATAL LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 2/26/2024. 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 ADIA WATTS 120-19 192ND ST, ST ALBANS, NY, 11412. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#216956

11421 BALDALLAC LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: BALDALLAC LLC. ARTICLES OF ORGANIZATION FILED WITH SECRE-

Rebooted groundwater monitoring could help soggy neighborhoods fight flooding

By Samantha Maldonado
THE CITY

Kneeling in the grass at Bowne Park in Flushing, hydrologist Mike Como of the U.S. Geological Survey New York Water Science Center unfurled a tool with a yellow measuring tape into a well.

The well was nearly 60 feet deep, about the height of a six-story building. Como's tool beeped, indicating that the water level beneath the ground was just about that far below the surface. He entered the measure into a national database.

Como's work, which officially kicked off in February, is part of the federal agency's monitoring of groundwater levels, which has resumed in New York City after a decade-long hiatus.

"That gap was just time where we could have been learning more, but we're back," Como said.

The city Department of Environmental Protection hired the USGS to collect scientific data on the depth of the water table as a first step to understanding the landscape and how factors like rain, sea-level rise and projects to manage stormwater affect the groundwater.

The efforts come as some residents and elected officials sound the alarm about ongoing groundwater flooding in their communities. Knowing where the groundwater is and how it changes is a first step to dealing with that flooding, city officials say.

Groundwater flooding may become a more widespread or severe problem due to climate change: Water tables rise with sea levels, which are estimated to be at least half a foot higher by the 2030s. Unchecked, rising groundwater can cause flooding, create sinkholes in roads, damage underground tunnels and utility equipment, spread toxins at contaminated sites and render stormwater management strategies ineffective.

The USGS is starting to monitor a network of over 150 wells throughout the boroughs, some installed as early as the 1970s. The first step is to find the wells, which may have been paved or developed over.

"A well in the Great Plains will probably stay there forever. Here, you come back, and then there's a McDonald's or Starbucks," in its place,



USGS supervisory hydrologist Michael Como tests a groundwater well in Bowne Park, May 13, 2024.
Credit: Ben Fractenberg/THE CITY

Como said. He recently failed to locate two wells near Kennedy Airport and had to return with metal detectors (that time, he found the wells).

At some wells, team members will manually take measurements of the water level, and at others, devices will do "continuous monitoring." The USGS will also measure lake levels and stream flows, which can indicate what's happening with the groundwater.

"We're hoping that getting this network back will be able to help the city evaluate what's going on, and hopefully remediate anything that they need to remediate," said Ronald Busciolano, a supervisory hydrologist at the USGS New York Water Science Center.

Where to Put the Water?

The DEP provided USGS with a list of sites with past groundwater flooding issues. The team is also keeping an eye on places where projects to capture and drain stormwater are installed — such as Staten Island, where the city created "Bluebelts," engineered natural watersheds to convey water. Low-lying coastal neighborhoods — like Red Hook, Brooklyn — are also getting a close look.

The USGS's three-year study is in part meant to help the city figure out the scope of the groundwater flooding problem in order to address it moving forward. But locals in southeastern Queens have dealt for decades with ground-

water getting into their buildings and want immediate solutions.

York College, for instance, located in Jamaica, has spent "millions of dollars" on repairs and renovations since 2019 because of regular groundwater flooding in its basement, according to a letter Councilmember Nantasha Williams sent to the DEP.

The college has its own pumps to get the water out and has a capital plan in place to expand the system, according to a spokesperson.

New York City used to pump groundwater in that area as part of its drinking supply, but by 2007, it stopped because of pollution concerns. The pumping had kept the groundwater away from the surface. Some elected officials representing that area, including Williams, implored the government to step in.

DEP Commissioner Rohit Aggarwala during a March City Council hearing indicated that restarting pumping is not feasible. He said the groundwater in that area is "polluted enough that we can't just pull it out and dump it into Jamaica Bay or even into the ocean."

Plus, he estimated the cost of restarting the pump stations to be between \$500 million and \$1 billion, and it'd be likely the city would have to build new ones — and expand a wastewater treatment plant to be able to process the water.

"We are taking this situation seriously," Aggarwala said. "However, I think people have to appreciate there is no easy panacea for this."

Installing sump pumps or French drains in individual buildings would likely be a more logical solution, he said. A letter the DEP sent back to the elected officials last month also noted investments in the sewer system and stormwater management could help with flooding.

Williams said she is "cautiously optimistic" about groundwater monitoring starting again but remains frustrated. "I understand they need to understand the scope and breadth of the issue, but I see this can be another way to push off solving for this problem," she said.

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Charter ardor: Mayor taps his favorite real estate big for revision commission

By Katie Honan
THE CITY

Mayor Eric Adams on Wednesday named a 13-member panel to produce proposed changes to the city charter, a day after announcing it will be led by a construction industry leader whose expected appointment to lead the city Economic Development Corporation was scuttled after THE CITY reported on his financial dealings.

Carlo Scissura, CEO of the New York Building Congress, was picked by Adams this week to lead a new Charter Review Commission with a focus on public safety and fiscal responsibility in the city, according to the mayor's office.

He'll head a group that includes other Adams allies, including Hazel Dukes, president of the NAACP New York State conference; Kyle Bragg, the former head of the Service Employees International Union Local 32BJ; and former Staten Island congressman Max Rose, who now works for Adams' ex-chief of staff Frank Carone's consulting firm.

Scissura told THE CITY on Wednesday that he is excited for the opportunity, and noted he has served on charter review commissions since Mayor Mike Bloomberg was in office.

"I did Bloomberg, de Blasio, and now Adams, so I've done three," he said near the City Hall steps. "We talked to people, you hear from people, and I think it's fun but I'm a geek with government stuff so I think it can be interesting."

In a press release, Adams praised the team in its mission "towards enhancing transparency, responsiveness in city government, and further civic engagement."

He added: "Their mission to explore innovative ways for the public to contribute to our city's governance will be critical in moving our city forward."

Lobby Hobby

The appointment of Scissura comes after Adams had reportedly prepared early in his term to appoint him head of the Economic Development Corporation, which controls billions in city real estate assets, as reported by the Real Deal. Then a probe by THE CITY showed Scissura had worked behind the scenes with a real estate developer on property deals with city agencies that proved costly to the public.

One bargain was revealed in a contract between Scissura and real estate owner Tim Ziss, who sold a former Nathan's Famous hot dog outpost in Brooklyn to the School Construction Authority for more than \$25 million — double what he had paid for it six months earlier, records showed.

The work Scissura was supposed to do as outlined in the contract included meeting with the local community board, city agencies and elected and community leaders "to drum up support for the project and sale — which government experts told THE CITY appeared to be textbook lobbying."

In another mission for Ziss, Scissura agreed to help him outmaneuver owners for control of a Queens affordable housing project where tenants lamented shabby conditions.

But Scissura was not registered in the New York City or New York State lobbyist records systems. He declined to speak Wednesday about the previous reporting.

Adams spokesperson Fabien Levy said of Scissura that they were "very happy to have him part of the team."

"There's nobody more experienced on charter revision commissions," he told THE CITY. "This is an unpaid position of people that just want to contribute back to their community."



Carlo Scissura speaks with reporters at City Hall, May 22, 2024.
Credit: Ben Fractenberg/THE CITY

Bumping Heads

The mayor's commission announcement came a week after the Daily News reported that the City Council was eyeing devising a new charter amendment that would require the mayor get their body's consent for top governmental appointments, including agency commissioners..

The proposed amendment would then have to be considered in a referendum on voters' ballots — but under the current city charter, revision commission questions and referendums cannot appear on the same ballot. So the mayor's move effectively usurps the Council's power to get that done this year.

"A Charter Revision Commission that seeks to change the city's constitution should be a serious undertaking, not something arbitrarily constructed in response to a Council bill being introduced and announced at 6 p.m. with serious ethical questions about some of its members," Council spokesperson Mara Davis told THE CITY in a statement.

"The Council believes in representative democracy, good government, and effective governance," she added.

Speaking of consenting to appointments, Adams is still considering putting forward the controversial Randy Mastro, who served as a deputy to former Mayor Rudy Giuliani, to become the city's top lawyer — a process that requires City Council approval. So far, most of the 51 members of the legislative body have already said they won't vote in favor of Mastro.

"We're going to put our best foot forward on whomever we determine to fit the position and it will be part of the process," the mayor said Tuesday about the pending Corporation Counsel nomination.

Regarding the charter revision, Adams' spokesperson Levy said, "[We] plan our schedule based on our schedule and what's best for New Yorkers, and not anything the Council is doing."

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Tenants sue state over management of troubled Zara Realty

Continued from page 1

According to Ostling and his fellow Zara tenants, the Queens-based landlord has applied for the rent increases in order to pay for improvements to the buildings, like elevator, facade and lock improvements. However, they have done so to the detriment of the tenants themselves.

Gladys Perez, a resident at 88-05 171st St., in Jamaica, says that Zara applied for four MCI's, two of which were approved, to make building improvements.

"The first thing we realized is they inflated the cost of work," Perez said through an interpreter.

"First they reported to the Department of Buildings in the city that the facade only cost \$55,000, but in the end, they actually ended up reporting more than a million and a half dollars to the MCI application — from 55,000 to a million and a half."

The difference in reporting allowed Zara to hike the MCI rent increases, tenants allege.

On top of that, Perez says she believes that the improvements have actually failed to better the quality of life for tenants.

"Not only is it inflated, they say they put in new elevators, well, they break all the time," she said. "They say they put in a new boiler, no hot water, and no heat during the winter. They say they put in new doors, and the new doors are keeping us out of our apartments."

For years, tenants have accused Zara of installing new doors and locks and then charging tenants up to \$200 for keys to the apartments they already rent. Zara has also required tenants to show birth and marriage certificates in order to get their new keys, tenants claim.

In Flushing, Zara has allegedly made similar moves. They recently filed two MCIs that if approved, could raise 25-year tenant Nahida Begum's rent \$200.

"That is basically an eviction," she said. Zara Realty, which is based in Jamaica and owns over 2,500 rent stabilized apartments in



Queens-based Zara Realty has allegedly jacked up rents in many of their local buildings by allegedly inflating improvement construction costs to the state. Eagle photo by Ryan Schwach

the borough, already has a troubled reputation in Queens.

In 2019, Zara was sued for harassment practices by the state attorney general for allegedly illegally charging new tenants for building keys and demanding excessive security deposits and advance rent payments. Zara also allegedly violated rent-regulation laws by charging broker's fees through a third-party LLC.

The lawsuit is ongoing, court records show. Several Queens elected officials joined Zara tenants on Friday, to call out the landlord as well as DHCR.

"Zara has habitually been the worst real estate owner in Queens," said State Senator Leroy Comrie. "They continue to find new ways to rip people off, to overcharge people, to make people's lives untenable and to harass tenants."

"[Zara] should submit the documentation properly and be honest with your tenants so that you can have a building that's a happy home for people that are struggling to maintain property," he added.

Other elected officials made similar calls, including Senators Jessica Ramos, John Liu and Toby Ann Stavisky, as well as Assemblymember Alica Hyndman, a former Zara tenant herself who once brought the landlord to court over what she says was forged documents.

"If you say that they're fraudulently submitting MCIs for increases, I believe you," Hyndman said.

Zara, in return, has vehemently denied the allegations made by the tenants.

"Zara Property Holdings refutes baseless statements by the anti-landlord lobbying organizations as misleading the public once more," a spokesperson for Zara said in a statement.

The real estate holding company argued that DHCR has inspected all MCIs they have submitted, and that the state-agency has approved and sided with the landlord on every application between 2016 and 2021.

"After losing on the merits, these lobbyists are seeking to subvert a lengthy review process that the State of New York already has in

place," the landlord said. "It is categorically false for these anti landlord lobbying organizations to claim otherwise."

The spokesperson said that a reason for some of the rent hikes were because of upgrades required under newly approved climate action laws like Local Law 97 and the New York State Climate Act.

"These mandatory upgrades are subject to state housing agency review and authorization, ensuring that improvements meet regulatory standards," the company said. "Without the ability to invest in such critical infrastructure, buildings citywide would inevitably fall into disrepair."

Despite several comments going after Zara itself, the lawsuit and rally on Friday were directed at DHCR, who both tenants and officials say aren't doing their job.

"The state agency...has been enabling and rewarding unscrupulous and abusive landlords like Zara Realty far too long at the expense of working tenants like ourselves," said Ostling. "DHCR does not care."

The state officials at the rally said that lawmakers in Albany have recently discussed reining in the agency.

"DHCR is an agency that needs to come under some control," said Comrie. "I can assure you that in our conference, we are complaining about DHCR every opportunity that we get. We are very unhappy with the way the agency is run."

Liu said that the landlord has been able to jack up rents due to DHCR's "inactions, inattention and insensitivity."

"If this does not get action from DHCR, we're going to have to look at legislative remedies," Liu said. "We're going to have to look at the budget, we're going to have to see exactly what this department is doing, because they are failing far too many of our constituents, far too many New Yorkers, far too many honest rent paying, hard working tenants."

A spokesperson for DHCR said the agency cannot comment on active litigation.

Supremely confusing: Pol pitches plan to change court names

By Jacob Kaye
Queens Daily Eagle

Forget the complex legalese, the endless case citations and the general courtroom culture — the names of New York's courts are confusing enough.

At least, that's what a state lawmaker says. State Senator James Skoufis, a Hudson Valley lawmaker who was raised in Queens, introduced a bill last week that he believes will clear up some confusion about New York's halls of justice.

All too often, Skoufis says, New Yorkers mistakenly believe the state's Supreme Courts, where trials are held, are its top courts — an understandable mistake given the name of the country's top court, the U.S. Supreme Court.

Instead, the New York State Court of Appeals — not to be confused with the Appellate Division or the Appellate Term — is the state's highest court.

But now, Skoufis says he wants to make the names more streamlined.

A new bill from Skoufis would change the name of New York Supreme Court to Superior Court and the Court of Appeals to the Supreme Court.

"Due to the prominence of the Supreme Court of the United States, many residents in New York State falsely believe that the Su-

preme Court of the State of New York is the highest court in the Unified Court System of the State of New York," the text of the bill reads. "While a seemingly inconsequential discrepancy, this causes misrepresentation and confusion in the general populace when high profile cases are decided in the Supreme Court, leading many to believe that a case has finality."

In order to make the name changes, the legislature would have to pass a constitutional amendment, which is no small feat.

First, the state legislature would have to pass Skoufis' bill twice. Then, New Yorkers would have to approve the measure in a state-wide referendum.

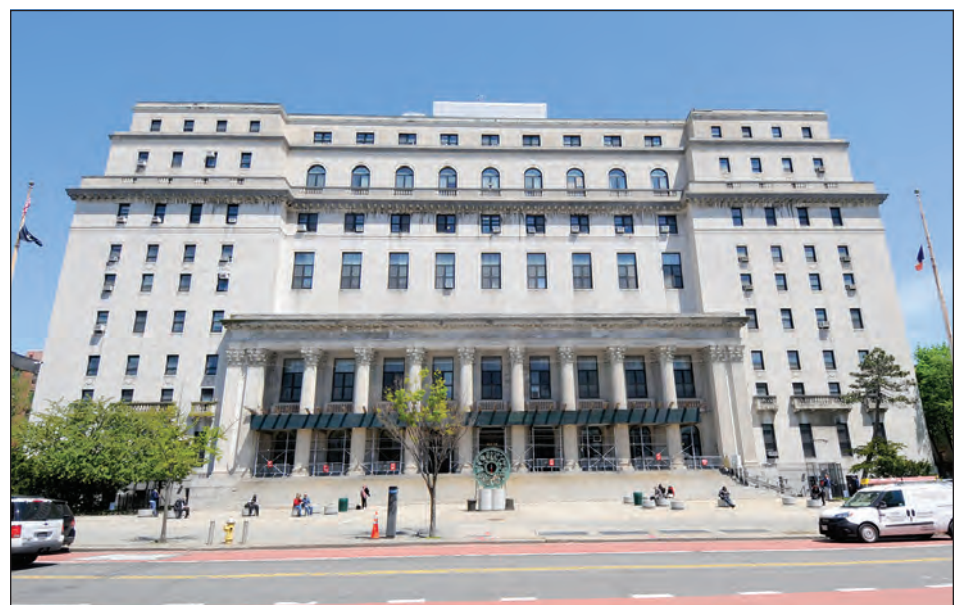
The bill passed its first step in the legislative process last week. The Senate's Judiciary Committee advanced the bill to the Senate with a 9-6 vote, with four senators abstaining.

Among those who voted against the bill was Queens State Senator Jessica Ramos.

A spokesperson for Ramos said that the Queens lawmaker has several reasons for opposing the bill.

To start, Ramos believes it would actually just create more confusion about which courts are named what if passed into law.

Additionally, the costs associated with it could be high. The court system would have to change a number of its printed documents, and



A state senator last week introduced a bill that aims to change the names of New York's courts, which is a cause of confusion for some New Yorkers. File photo by Walter Karling

signage throughout the state would also have to be changed. Textbooks would also have to be reprinted, which could come at a cost to students in college, graduate or law school.

Lastly, Ramos said there are other, more pressing issues the Senate should be dealing with in the waning days of its legislative session, which ends June 6.