

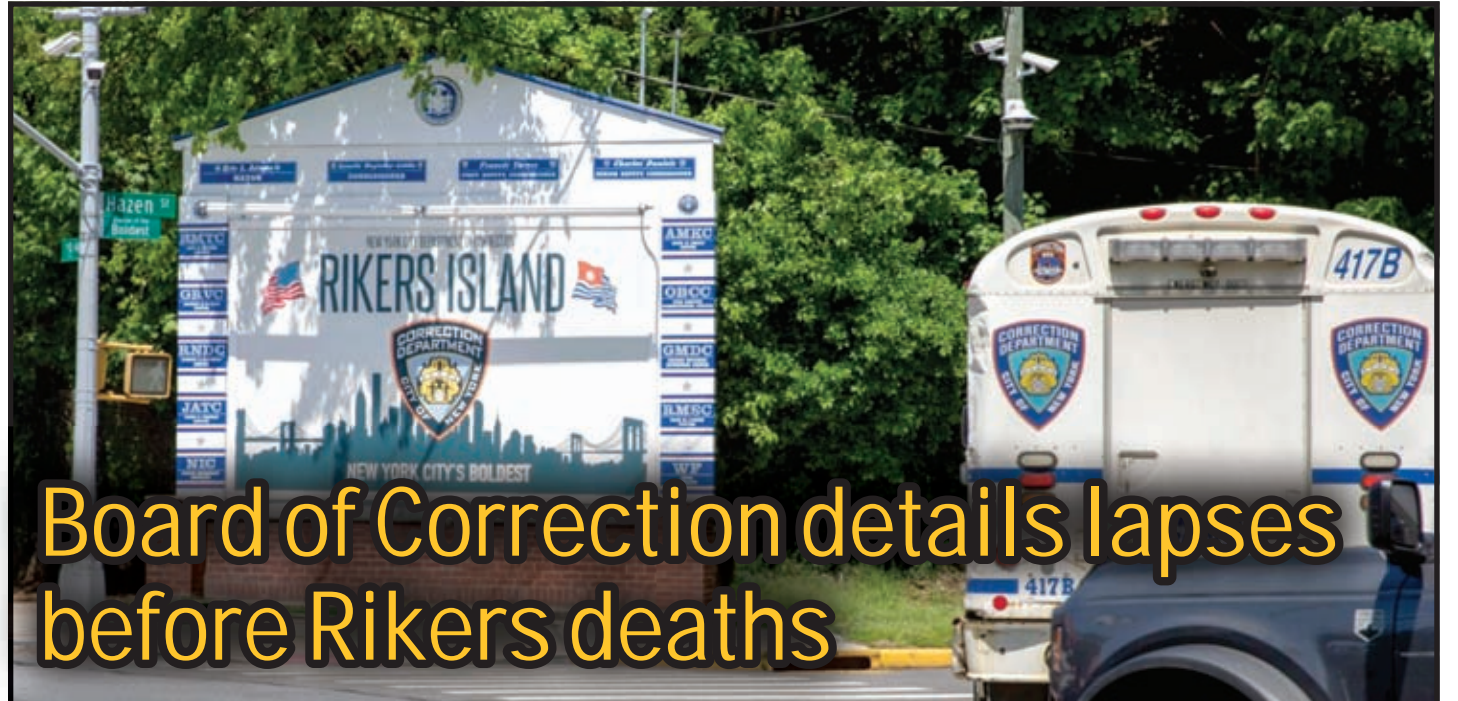
QUEENS TODAY

JANUARY 23, 2026

MAYOR ZOHAN MAMDANI AND NYC Health + Hospitals announced the launch of two new clinics to provide comprehensive healthcare to young people ages 16 to 25 years old at NYC Health + Hospitals/Woodhull in Brooklyn and one in Queens. Supported by \$4 million from MetroPlusHealth, the clinics will aim to keep youth engaged in care as they age out of pediatric care, reduce emergency room visits, and improve long-term health outcomes. According to MetroPlusHealth claims data, nearly 90 percent of youth stop seeing their mental health provider after they turn 21. "If we want young New Yorkers to chase their dreams here, we have to make it clear that their struggles are not just their own," said Mamdani. "Access to consistent, high-quality health care is not optional—it's essential, and our City is showing that. These new youth clinics will support young people as they move into adulthood and are just one example of a city government that is on their side, every step of the way."

QUEENS ASSEMBLYMEMBER EDWARD BRAUNSTEIN announced his office's "Valentines for Vets" gift drive, where Queens residents are invited to donate new clothing, candy, cards, and other items to be given to local veterans. The deadline to make donations is Friday, Feb. 6. "The 'Valentines for Vets' Gift Drive is a long-standing Northeast Queens tradition that shows local veterans our gratitude in the spirit of Valentine's Day," said Braunstein. "My office will be collecting Valentine's cards, new clothing items, toiletries, candy, playing cards, and large-piece puzzles. I thank you in advance for your generosity." Those who would like to drop off donations should bring them to Braunstein's office, which is located at 213-33 39th Ave., Suite 238, in Bayside. Items will then be donated to hospitalized and disabled veterans at the St. Albans VA Community Living Center and the New York State Veterans' Home at St. Albans.

THE NEW YORK METS CONTINUED to make waves this offseason on Thursday, when they traded for ace Freddy Peralta, who has pitched for the Milwaukee Brewers since his rookie season in 2018. The Mets sent pitching prospect Brandon Sproat and number three prospect Jett Williams to the Brewers in exchange for Peralta. The pitcher comes to Queens as the team's presumed ace. Last year, Peralta won 17 games, a career high, while also striking out 204 batters. He pitched to a 2.70 ERA last year, the lowest of his career. The recent move comes after the Mets picked up infielder Bo Bichette from the free agent market and traded for center fielder Luis Robert Jr. earlier this week.



Board of Correction details lapses before Rikers deaths

The Board of Correction issued a report this week on the findings of its investigations into seven of the 15 deaths in Department of Correction custody last year.

AP file photo by Ted Shaffrey

By Jacob Kaye
Queens Daily Eagle

Jail watchdogs found that correctional officers and medical staff on Rikers Island abandoned their posts and failed to check in on suicidal detainees in the lead up to a number of deaths in the dangerous jail complex last year.

Uniformed correctional officers left their assigned posts without notifying their supervisor before two of the seven detainee deaths detailed in a recent report from the city's Board of Correction. The oversight board also found that officers failed to pass along information about suicidal detainees to medical staff and that the Department of Correction didn't fully staff housing areas meant for those with serious mental illnesses.

The BOC report covers a little more than

half of the deaths that occurred on Rikers Island last year.

In total, 15 people died in Department of Correction custody in 2025, the most since 2022, when 19 people died while under the DOC's watch.

The breakdown of protocols and general dysfunction in the DOC that appeared to proceed many of the deaths are not new. The BOC issued a report on the first five deaths in DOC custody of 2025 in November, finding many of the same issues in the lead up to the fatal incidents.

Similar findings were reported by Steve J. Martin, the federal monitor appointed by a judge to track conditions on Rikers Island. Martin said in a report earlier this month that while "not every death in custody can be prevented,

it appears that in at least 12 of the 15 deaths, poor operational and security practices were identified, including [detainee] access to illicit substances, inadequate supervision, and lapses in security and medical care."

Of the seven detainee deaths investigated in the latest BOC report, three died by suicide and two died of an overdose. One man died of cancer and another's cause of death has yet to be determined.

In each of the suicide cases, officers allegedly failed to adhere to the protocols that detail how officers are supposed to monitor and support detainees with mental illnesses.

Benjamin Kelly, a 37-year-old from Queens, died on Rikers on June 20, a little less than a month after he was brought to the jail.

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Queens couple sues upstate residential center for abusing autistic son

The parents of a Queens special needs man filed a federal lawsuit against the Anderson Center for Autism responsible for their son's care.

Photo via Google Maps

By Noah Powelson
Queens Daily Eagle

A Queens couple is suing a child care center for allowing the abuse of their son to go on for years.

Queens residents Anil Babbar and Shalini Babbar filed a federal civil lawsuit on Wednesday against Anderson Center for Autism, a residential home for special needs individuals in Dutchess County. Attorneys for the Babbars accused the residential home of doing nothing to stop the reported abuse their son faced while living in the center, despite receiving multiple reports from staff and witnesses.

The Babbars' son, a 21-year-old who is identified as A.B. in court documents, has limited speech abilities and requires assistance with bathing, dressing and eating. A.B. first moved to the Anderson Center for Autism operated Chestnut House in May of 2021, and attorneys say he was regularly starved and sexually assaulted by staff during his time there.

The new 25-page complaint claims that not only was A.B. abused by his caretakers, but supervisors at Chestnut House had been notified of the abuse multiple times and did nothing.

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Queens couple says home for special needs abused their son

Continued from page 1

ing about it. Additionally, the lawsuit claims that A.B. and other residents had been assaulted by staff at the residential center multiple times, but supervisors covered up these incidents and discouraged employees from reporting them.

"We're filing this lawsuit to seek accountability," Sara Estala, an attorney representing the Babbars, told the Eagle during a phone interview. "Anderson has been on notice that residents in their care have been abused, and they've played a role in covering it up."

According to the lawsuit, A.B.'s parents were informed of the abuse their son was going through by a whistleblower who worked at the Chestnut House.

The person sent the Babbars a video of an incident that took place on June 5, 2025. The video showed A.B. repeatedly screaming "no" as an Anderson staff member ordered him to go to his room. The staff member, later identified as Garnet Collins, then grabbed A.B. by his genitals and forcefully moved A.B. down the hall into another room.

The 28-second video was released to reporters and eventually made public.

The Hyde Park Police Department investigated the incident and eventually charged Collins with endangering the welfare of an incompetent or physically disabled person, and a misdemeanor of forcible touching of the sexual/intimate parts of another person.

Collins pleaded guilty to the charges in May 2025, and was sentenced to one to three years in prison.

"Our son went to Anderson Center for Autism because we believed it was a place of safety, expertise, and care. Instead, we learned through a whistleblower's video that he was subjected



A Queens couple filed a federal lawsuit accusing the operators of a home for special needs adults of abusing their son. Eagle file photo by Max Parrott

to sustained physical and sexual abuse in the very home that was supposed to protect him," Anil Babbar said. "His dignity was taken from him, his trust in caregivers shattered, and our family's life was divided into 'before the video' and 'after the video.' We must hold abusers like Anderson and other institutions responsible for their participation in the criminal ecosystem servicing the special needs community."

But A.B.'s parents say the fault doesn't lie just with Collins, but with Anderson Center for Autism for refusing to notify or act on information of the abuse. The lawsuit names a resident manager at Anderson Center for Autism, Nadine Thompson, as responsible for maintaining

a "culture of silence."

According to the lawsuit, the incident on June 5 was not the only time A.B. was abused by staff.

Attorneys say the whistleblower observed Collins hitting other residents and forcing them to take cold showers. Attorneys also said the whistleblower filmed another video of Collins striking another Chestnut House resident on the head with an iPad.

The whistleblower allegedly reported at least one of these incidents of Collins harming A.B. to Thompson in May 2024, but nothing came of it.

When Thompson was informed of the inci-

dent, according to court documents, she allegedly told the whistleblower "what happens in Chestnut, ends in Chestnut."

The whistleblower was eventually fired from Anderson Center for Autism. He has since filed his own separate lawsuit against the organization.

A.B.'s mother, Shalini Babbar, said she also learned other staff beyond Collins had assaulted her son since the whistleblower came forward.

"As a mother, I will never forget the physical and sexual abuse my vulnerable, special-needs son endured at the hands of those entrusted to protect him," she said. "The acts were violent, deliberate, and deeply humiliating — a complete violation of his dignity. While the abuser is now behind bars, our fight is far from over. We will not rest until the Anderson Center for Autism is held fully accountable. We are fighting for justice for our son, and for every child who deserves safety, dignity, and true protection."

Attorneys for the Babbars said the abuse A.B. faced has not only traumatized their son but inflicted severe burden on the family. A.B.'s mental

state has severely regressed since he left the Chestnut House, his parents say, and they have had to pay out-of-pocket to doctors and therapists.

Estela said that in the year and a half since the reported abuse, A.B. has been hospitalized repeatedly throughout 2024 and 2025, and doctors diagnosed him with post-traumatic stress disorder.

"It has had a profound impact on him personally," Estela said. "Frankly, he'll probably be struggling with some of these issues for the rest of his life."

Anderson Center for Autism did not respond to an Eagle inquiry for this story.

Former Queens pol runs for Long Island Senate seat

By Ryan Schwach
Queens Daily Eagle

A former elected official from Queens is running for office once again — but not in his longtime home.

Rory Lancman, who previously represented Eastern Queens in the State Assembly and City Council, is taking a shot at a State Senate seat, not in Queens, but Nassau County.

Lancman now lives in Great Neck, right over the Queens-Long Island border, and is running to represent that community and a large section of Nassau's north shore in Albany in the 7th District.

The district is centered in North Hempstead, and includes parts of Oyster Bay, Brookville, Glen Cove, Roslyn, Old Westbury and other Long Island neighborhoods.

He is running against Republican incumbent Jack Martins, who like Lancman, was born in Queens.

Lancman left elected office in 2020 to take a job with former Governor Andrew Cuomo's administration, and not long after moved over to Great Neck.

Since then, he served on local boards that oversaw finances in Nassau County, and on the board of Nassau University Medical Center.

In his time in Long Island, one thing has stuck out.

"You move from Queens to Nassau County, and you really do appreciate how expensive it is to live in Nassau County," he told the Eagle. "Life in Nassau County is more expensive than it needs to be."

High taxes, energy bills and transportation costs are a major issue, Lancman said. And he argues high costs are going unaddressed by the district's incumbent.

In essence, affordability is the main issue, but that's not the word he'd use.

"I don't want to use a buzzword that people



Former Queens elected official Rory Lancman is running for the State Senate in Long Island. File photo by John McCarten/City Council Photography

wave around because somebody found out that it polls well," he said. "I can tell you that we do not need to be paying as much as we're paying for all of these basic elements of life here in Nassau."

While he is running in an entirely different municipality, he argued that the districts he represented in Eastern Queens, and the one he wants to represent in Nassau, are cut from the same cloth.

"The boundary between Eastern Queens, where I grew up and represented communities in both the Assembly with City Council, and Nassau County, is really arbitrary," he said. "They're both primarily single home owner communities with some multi-family residences, and people are very concerned about quality of life, about being able to afford this little slice of Americana that we have carved out for ourselves."

"The sensibilities of someone living in Fresh Meadows, Queens is not really different from somebody living in Washington or Woodbury," he added.

Lancman is the only Democratic candidate officially filed in the 7th District, a moderate, purple district that has been traded between Republicans and Democrats for years.

Martins, a St. John's University School of Law graduate, first represented the district from 2010 through 2016, the year he launched a failed congressional run against Rep. Tom Suozzi.

Martins ran for his old Senate seat again in 2022, defeating Democrat Anna Kaplan by around seven percentage points. In 2024, he was reelected to the seat, defeating Democratic challenger Kim Keiserman by around 11 percentage points.

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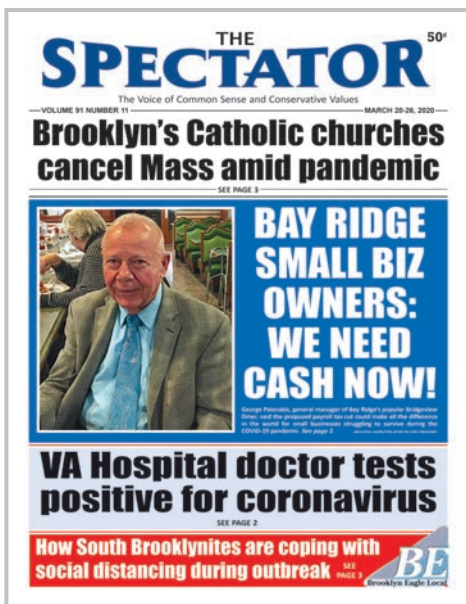
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NYPD botched domestic violence responses before a murder, newly released records show

By Yoav Gonen and Mia Hollie
THE CITY

This story was originally published by THE CITY.

The killing of Aaron Bonnett in his parents' home in The Bronx nearly eight years ago hardly made a public ripple.

Three brief media reports noted that the 31-year-old was found on his bedroom floor with a puncture wound to the neck and head trauma — and that police were interested in questioning his girlfriend.

But the news reports stopped there, and the case yielded no arrests as the mystery surrounding Bonnett's death continued to consume his parents.

"I pray everyday for closure to God — every day — because I have no idea what happened to my son," his father Anthony Bonnett, who discovered Aaron's body, recently told THE CITY.

Now, disciplinary records released by the NYPD after THE CITY won a potentially far-reaching lawsuit opening up 2,000 pages of previously confidential records finally provide the Bonnett family some clues.

The documents reveal that police officers responded to four successive reports of domestic violence from Aaron Bonnett's home on the night of his death, that they failed to follow NYPD protocols in response to each of those calls — including failing to stay with Bonnett after he was taken to a hospital for a psychiatric evaluation — and that some of them submitted false reports about their actions.

After THE CITY shared the documents with Bonnett's parents, they concluded that had NYPD officers merely followed standard procedure that night, their son would still be alive.

A similar assessment was, in fact, reached earlier by the NYPD's then First Deputy Commissioner, Benjamin Tucker. The police missteps on January 8, 2018 were so sweeping that he concluded in a November 2021 document turned over to THE CITY as a result of the suit that, "The failure to conduct a proper investigation and make the arrest in what is a 'must arrest' situation set in motion a chain of events that ended in the unsolved murder."

Last year, Manhattan State Supreme Court Justice Lyle Frank ruled in favor of THE CITY in the suit, which it filed 2½ years ago with the assistance of the nonprofit Reporters Committee for Freedom of the Press and pro bono counsel at Davis Wright Tremaine. His decision required the department to turn over documents from all disciplinary cases resolved by then Commissioner Keechant Sewell in the first six months of 2022. The NYPD responded by forwarding more than 2,000 pages involving more than 130 cops on a rolling basis that continued until last May, after which reporters at THE CITY began a lengthy review.

The court decision broke new ground in an ongoing effort to bring transparency to the often opaque police disciplinary process. In its mo-

tions, THE CITY contended the department had violated the state's Freedom of Information Law by failing to respond to its request for the records for more than a year and dragged its feet even after the judge required it to produce the documents.

The NYPD had kept such records under wraps for decades and only began posting limited files online following the June 2020 repeal of a New York law that allowed for such secrecy. Those records mostly concern cases that were resolved in public disciplinary trials. The cases produced as a result of THE CITY's lawsuit were largely resolved through settlements negotiated privately between the officers and the department.

They range from the consequential to the scandalous — one involved drunken on-duty sex in a bathroom stall — to the mundane, as in the case of an officer who was seen outside her home while on sick leave.

Together, they provide a previously unseen picture of how the department attempts to rein in wayward, often abusive, behavior and, most strikingly, how it has dealt with domestic violence, both in response to emergency calls and also committed by members of the force.

In the Bonnett case, which is still unsolved, the department slapped disciplinary charges on a sergeant and ten officers, mostly involving the loss of vacation days.

The broad range of cases unearthed through THE CITY's suit extend beyond those involving domestic violence accusations. One concerns Joe Burrowes, an officer who trained rookie cops on Manhattan's Upper West Side by quizzing them about their precise location after driving them through their new precinct in a patrol car. When the rookies were uncertain of where they had stopped, he pointed his service weapon at them, according to the records.

"What do I have to do to make you remember?" he asked one in June 2021, while aiming his gun at the cop's rib cage, according to a suspension memo included among the documents. "Do I have to put it to your chest or do I have to pistol whip you with it?"

Burrowes was disciplined with a year probation, 27 suspension days and the loss of three vacation days, the records show. An attorney for Burrowes didn't respond to an email seeking comment.

In another case, Sgt. Jamar Lamey chased a man who shouted an expletive at him as he and his colleagues were dispersing a late-night crowd gathered in the South Bronx. Lamey then tased him in the back and cycled four additional electrical charges into him, even though "the person was not posing a threat or resisting," according to the documents.

The department docked the sergeant 60 days but allowed him to remain on the force. The Bronx district attorney's office thought that insufficient. It later determined Lamey's actions were criminal, leading him to plead guilty in November 2024 to official misconduct. Only then was he required to leave the force.



NYPD Sgt. Jamar Lamey, center above handcuffs, tased Augusto Sanchez multiple times while officers tried to disperse a crowd in the South Bronx in 2021.

Credit: Screenshot via Body Camera Footage



31-year-old Aaron Bonnett was found dead in his parents' Bronx home in 2018 after a string of responses from police officers to calls regarding a domestic incident.

Credit: Courtesy of Bonnett Family

The victim of the tasing, 29-year-old Augusto Sanchez, suffered "substantial pain to his body, a bleeding laceration to his forearm and elbow, a swollen finger, and pain in his back," according to a press release from the Bronx DA's office.

Sanchez recently told THE CITY, "I was shocked. I didn't really do nothing and didn't deserve to get tased. I don't think he deserves to be a cop."

An attorney for Lamey didn't respond to a request for comment.

The Domestic Violence Thicket

Allegations involving domestic violence factored dramatically in the files in two ways.

In 20 of the 130-odd cases, the alleged perpetrators of domestic violence were police officers, a problem that has plagued the department for years. In just five of those 20 cases, officers were removed from the force.

Those who were allowed to stay included an officer whose wife said he choked her to the point that she couldn't breathe for a few seconds; a police captain whose daughter, a minor, said he forcibly grabbed her hair; and an officer who admitted throwing an Advil bottle that struck his wife in the face. Their penalties typically included a year's probation in which any additional infraction could lead to termination, counseling and a significant loss of vacation days.

In five other cases that focused on officers' responses to domestic abuse incidents on the job, cops were charged with serious lapses.

Officers Lisa Williams-Peter and Michael Moses were assigned a 911 call concerning a family dispute in the 123rd Precinct on Staten Island in February 2020 in which a woman said her intoxicated partner was banging on her front door and threatening her.

She told officers he had "cracked the back of my head" two days earlier but that she hadn't called for help even though she had a limited order of protection against him.

A memo by the commanding officer of the unit that investigated the incident states that when the victim began to cry, Williams-Peter told her to "relax yourself."

The paperwork continues: "She then begins berating the complainant and yelling at her 'you

enable him;' 'You should have called us on Sunday;' 'why didn't you follow through?'"

At one point, the woman mentioned that her partner had threatened to hurt her if she reported the assault.

"I had blood all in the back of my head," she told the officers, according to the paperwork.

Williams-Peter responded, "You allowed it to."

The officers let her partner leave the scene shortly after their arrival and didn't take a complaint report. The internal police investigation of their performance found that they failed to confirm the order of protection and had sufficient grounds to arrest the perpetrator for the earlier assault.

When interviewed by the investigators, Williams-Peter defended her statements, saying she didn't see evidence of a prior beating and that the order of protection she read seemed to allow the woman's partner on the scene. She said she believed, "If someone hurt you, you should have called the police."

Both officers were suspended 20 days and docked 20 vacation days in a negotiated settlement approved by Sewell in March 2022. Attempts to reach the officers, including through their union, were unsuccessful.

Christian Dudley was another officer cited for discourteously treating a victim of domestic violence and her family members, as well. Internal documents record his agreement with that assessment and expression of remorse.

He went to the scene of a family dispute in a public housing complex in upper Manhattan in December 2020 and advised the family of a woman not to open the apartment door to her estranged boyfriend, whom he and his partner had interviewed for 20 minutes without taking action.

Within hours, Dudley and his partner were called back to the scene after the estranged boyfriend gained access to the apartment and beat and punched the woman, leaving her face swollen.

Dudley "scolded" and "yelled" at the woman's mother and sister for having let the assailant into the apartment, according to a summary memo written by police investigators.

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Consumer spending pushes US economy up 4.4% in third quarter, fastest in two years



A person carries a shopping bag in Philadelphia, Wednesday, Dec. 10, 2025.

By Paul Wiseman
Associated Press

Powered by strong consumer spending, the U.S. economy grew at the fastest pace in two years from July through September, the government said Thursday in a slight upgrade of its first estimate.

America’s gross domestic product — the nation’s output of goods and services — rose at a 4.4% annual pace in the third quarter, the Commerce Department reported Thursday, up from 3.8% in the April-June quarter and from the 4.3% growth the department initially estimated. The economy hasn’t grown faster since third-quarter 2023.

Consumer spending, which accounts for 70% of U.S. GDP, grew at a healthy 3.5% pace. Spending on services such as healthcare rose 3.6% versus a 3% uptick on goods spending, including an increase of just 1.6% on so-called durable goods such as cars that are meant to last at least three years. A surge in exports and a drop in imports also contributed to robust third-quarter growth.

Business investment (excluding homebuilding) rose at a 3.2% clip, partly reflecting bets on artificial intelligence.

The economy has remained resilient despite uncertainty caused by President Donald Trump’s economic policies, particularly his double-digit taxes on imports from almost every country on Earth.

Despite the strong growth

numbers, many Americans are dissatisfied with the state of the economy and especially the high cost of living.

The gap between how consumers say they feel and the strong spending numbers might reflect what is known as a “K-shaped economy.” Wealthier Americans are spending more, their incomes boosted by market gains and growing investments, while lower-income households struggle with stagnant pay and high prices.

The job market also looks a lot weaker than the overall economy. Employers have added a lackluster 28,000 jobs a month since March. In the 2021-2023 hiring boom that followed COVID-19 lockdowns, by contrast, they were creating 400,000 jobs a month. Still, the unemployment rate remains low at 4.4%, suggesting a no-hire, no-fire labor market with companies hesitant to bring on new employees but reluctant to let go of the ones they have.

“The United States is experiencing a jobless boom where strong growth is powered by AI investments and consumption by wealthier families, but there is almost no hiring,” said Heather Long, chief economist at Navy Federal Credit Union. “It’s an uneasy situation for many middle-class families. One of the big questions for 2026 is whether the middle class will start to feel the uplift from the boom.”

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SUPREME COURT- COUNTY OF QUEENS HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2005-E, PLAINTIFF, AGAINST JOSE TOBAR, ET AL. DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED ON SEPTEMBER 9, 2024. I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION AT COURTROOM 25 OF THE QUEENS SUPREME COURT, LOCATED AT 88-11 SUTPHIN BOULEVARD, 2ND FLOOR, JAMAICA, NY 11435 ON FEBRUARY 6, 2026 AT 11:00 AM PREMISES KNOWN AS 584 FAIRVIEW AVENUE, RIDGEWOOD, NY 11385. PLEASE TAKE NOTICE THAT THIS FORECLOSURE AUCTION SHALL BE CONDUCTED IN COMPLIANCE WITH THE FORECLOSURE AUCTION RULES FOR QUEENS COUNTY, AND THE COVID 19 HEALTH EMERGENCY RULES, INCLUDING PROPER USE OF MASKS AND SOCIAL DISTANCING. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH OF QUEENS, COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. BLOCK 3391 AND LOT 54. APPROXIMATE AMOUNT OF JUDGMENT \$879,487.87 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT. INDEX #721172/2021 | 24300/2011. BRUCE STUART POVMAN, ESQ., REFEREE, ALDRIDGE PITE, LLP - ATTORNEYS FOR PLAINTIFF - 40 MARCUS DRIVE, SUITE 200, MELVILLE, NY 11747

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ZA, UNIONDALE, NY 11556

NOTICE OF SALE
SUPREME COURT COUNTY OF QUEENS WELLS FARGO BANK, N.A., PLAINTIFF AGAINST DAVID SAVORY, ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED NOVEMBER 27, 2023, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURTHOUSE, ON THE SECOND FLOOR IN COURTROOM 25, 88-11 SUTPHIN BOULEVARD, JAMAICA, NEW YORK ON FEBRUARY 13, 2026 AT 10:00 AM, PREMISES KNOWN AS 105-35 171ST PLACE, JAMAICA, NY 11433. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 10241, LOT 7. APPROXIMATE AMOUNT OF JUDGMENT \$280,144.62 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #709169/2017. FOR SALE INFORMATION, PLEASE VISIT AUCTION.COM AT WWW.AUCTION.COM OR CALL (800) 280-2832. JANET L. BROWN, ESQ., REFEREE GROSS POLOWY, LLC 1775 WEHRLE DRIVE WILLIAMSVILLE, NY 14221 17-003248 88319

NOTICE OF SALE
SUPREME COURT COUNTY OF QUEENS JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, PLAINTIFF AGAINST TEEKEMA CLARKE, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF STANLEY CLARKE A/K/A STANLEY D. CLARKE; RASHEEM MILTON; ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED NOVEMBER 24, 2025 I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURTHOUSE, ON THE SECOND FLOOR IN COURTROOM 25, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON FEBRUARY 13, 2026 AT 10:00AM, PREMISES KNOWN AS 344 BEACH 12TH STREET, FAR ROCKAWAY, NY 11691. 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 15615 LOT 108. APPROXIMATE AMOUNT OF JUDGMENT \$486,784.16 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX# 722570/2021. SOLOMON STEIMAN, ESQ., REFEREE LOGS LEGAL GROUP LLP F/K/A SHAPIRO, DICARO & BARAK, LLC ATTORNEY(S) FOR THE PLAINTIFF 175 MILE CROSSING BOULEVARD ROCHESTER, NEW YORK 14624 (877) 430-4792 DATED: DECEMBER 23, 2025 FOR SALE INFORMATION, PLEASE VISIT WWW.AUCTION.COM OR CALL (800) 280-2832 88412

NOTICE OF SALE
SUPREME COURT- COUNTY OF QUEENS HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2007-1, PLAINTIFF, AGAINST ESTHER S. KNOX, DEBORAH A. SAMPSON, MELVI KNOX, ET AL. DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED ON SEPTEMBER 30, 2025. I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION AT COURTROOM 25 OF THE QUEENS SUPREME COURT, LOCATED AT 88-11 SUTPHIN BOULEVARD, 2ND FLOOR, JAMAICA, NY 11435 ON FEBRUARY 6, 2026 AT 10:00 AM PREMISES KNOWN AS 165-14 119TH AVENUE, JAMAICA, NY 11434. PLEASE TAKE NOTICE THAT THIS FORECLOSURE AUCTION SHALL BE CONDUCTED IN COMPLIANCE WITH THE FORECLOSURE AUCTION RULES FOR QUEENS COUNTY, AND THE COVID 19 HEALTH EMERGENCY RULES, INCLUDING PROPER USE OF MASKS AND SOCIAL DISTANCING. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. BLOCK 12360 AND LOT 33.

APPROXIMATE AMOUNT OF JUDGMENT \$522,872.32 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT. INDEX #721525/2024 / 23106-07. RICHARD M. GUTIERREZ, ESQ., REFEREE, ALDRIDGE PITE, LLP - ATTORNEYS FOR PLAINTIFF - 40 MARCUS DRIVE, SUITE 200, MELVILLE, NY 11747

NOTICE OF SALE
SUPREME COURT COUNTY OF QUEENS US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP, CSMC MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-7, PLAINTIFF AGAINST JONNI R. TELLO, ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED JANUARY 18, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURTHOUSE, ON THE SECOND FLOOR IN COURTROOM 25, 88-11 SUTPHIN BOULEVARD, JAMAICA, NEW YORK ON FEBRUARY 6, 2026 AT 11:00 AM, PREMISES KNOWN AS 37-46 79TH STREET, JACKSON HEIGHTS, NY 11372. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING AT JACKSON HEIGHTS, SECOND WARD, BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 1289, LOT 29. APPROXIMATE AMOUNT OF JUDGMENT \$961,285.38 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #713725/2021. MARTHA TAYLOR, ESQ., REFEREE GROSS POLOWY, LLC 1775 WEHRLE DRIVE WILLIAMSVILLE, NY 14221 00-158112 88261

NOTICE OF SALE
SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS OCWEN LOAN SERVICING, LLC -AGAINST- BIBI P. KHAN, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE AND ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON APRIL 11, 2025, WHEREIN OCWEN LOAN SERVICING, LLC IS THE PLAINTIFF AND BIBI P. KHAN; ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, ON 02/06/2026 AT 10:00AM, PREMISES KNOWN AS 116-12 121ST STREET, SOUTH OZONE PARK, NEW YORK 11420; AND THE FOLLOWING TAX MAP IDENTIFICATION, -11713-46. ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE COUNTY OF QUEENS, STATE OF NEW YORK; PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 708536/2015. JAMES SCOTTYOH, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING.*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

NOTICE OF SALE
SUPREME COURT COUNTY OF QUEENS WELLS FARGO BANK, N.A., PLAINTIFF AGAINST PHILICIA MCKENZIE A/K/A PHILICIA MCKENZIE, JOAN MCKENZIE, ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED MARCH 5, 2020, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURTHOUSE, ON THE SECOND FLOOR IN COURTROOM 25, 88-11 SUTPHIN BOULEVARD, JAMAICA, NEW YORK ON FEBRUARY 6, 2026 AT 10:00 AM, PREMISES KNOWN AS 110-03 GUY R. BREWER BLVD A/K/A 110-03 GUY R. BREWER BLVD #B A/K/A 11003 GUY R. BREWER BLVD, JAMAICA, NY 11433. ALL THAT CERTAIN PLOT PIECE OR PARCEL

OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE FOURTH WARD, BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 10190 LOT 40. APPROXIMATE AMOUNT OF JUDGMENT \$274,969.17 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #703839/2014. FOR SALE INFORMATION, PLEASE VISIT AUCTION.COM AT WWW.AUCTION.COM OR CALL (800) 280-2832. RICHARD PICCOLA, ESQ., REFEREE TROMBERG, MILLER, MORRIS & PARTNERS, PLLC 39 BROADWAY, SUITE 1250 NEW YORK, NY 10006 25-000477 87849

NOTICE OF SALE
SUPREME COURT COUNTY OF QUEENS DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2004-7 ASSET-BACKED CERTIFICATES SERIES 2004-7, PLAINTIFF AGAINST QUEENS REAL ESTATE HOLDING, INC, ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED SEPTEMBER 9, 2025, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURTHOUSE, ON THE SECOND FLOOR IN COURTROOM 25, 88-11 SUTPHIN BOULEVARD, JAMAICA, NEW YORK ON FEBRUARY 6, 2026 AT 11:00 AM, PREMISES KNOWN AS 12004 101ST AVENUE, RICHMOND HILL, NY 11419. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 9488 LOT 2. APPROXIMATE AMOUNT OF JUDGMENT \$244,429.44 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #712204/2023. GUY R. VITACCO, JR., ESQ., REFEREE GROSS POLOWY, LLC 1775 WEHRLE DRIVE WILLIAMSVILLE, NY 14221 22-003164 88186

NOTICE OF SALE
SUPREME COURT COUNTY OF QUEENS PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, PLAINTIFF AGAINST LUZ AGUIRRE, DIANA PUERTA, ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED APRIL 11, 2025, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURTHOUSE, ON THE SECOND FLOOR IN COURTROOM 25, 88-11 SUTPHIN BOULEVARD, JAMAICA, NEW YORK ON FEBRUARY 6, 2026 AT 11:00 AM, PREMISES KNOWN AS 52-17 82ND STREET, ELMHURST, NY 11373. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 2493, LOT 51. APPROXIMATE AMOUNT OF JUDGMENT \$208,378.20 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #711431/2017. GREGORY J. NEWMAN, ESQ., REFEREE GROSS POLOWY, LLC 1775 WEHRLE DRIVE WILLIAMSVILLE, NY 14221 20-002477 88253

2ND DEPARTMENT/PUBLIC LEGAL NOTICES

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS WELLS FARGO BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CARINGTON MORTGAGE LOAN TRUST, SERIES 2007-FRE1, ASSET-BACKED PASS-THROUGH CERTIFICATES, PLAINTIFF AGAINST IMELDA FAYLOR; ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED NOVEMBER 21, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURTHOUSE, ON THE SECOND FLOOR IN COURTROOM 25, 88-11 SUTPHIN BOULEVARD, JAMAICA, NEW YORK ON FEBRUARY 13, 2026 AT 10:00 AM, PREMISES KNOWN AS 30-20 LEWMAY ROAD, FAR ROCKAWAY, NY 11691. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH OF QUEENS, COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK: 15808 LOT: 62 F/K/A BLOCK: 15808 LOT: P/O 58. APPROXIMATE AMOUNT OF JUDGMENT \$1,190,076.22 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #700149/2014. FOR SALE INFORMATION, PLEASE VISIT AUCTION.COM AT WWW.AUCTION.COM OR CALL (800) 280-2832. GERARD A. GEISWELLER, ESQ., REFEREE FEIN, SUCH & CRANE, LLP 28 EAST MAIN STREET ROCHESTER, NY 14614 SPSNC653 88427

#236552

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS METROPOLITAN LIFE INSURANCE COMPANY, PLAINTIFF AGAINST KAREN WILLIAMS-KINARD A/K/A KAREN L. WILLIAMS-KINARD A/K/A KAREN LYNN WILLIAMS-KINARD; ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED SEPTEMBER 5, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURTHOUSE, ON THE SECOND FLOOR IN COURTROOM 25, 88-11 SUTPHIN BOULEVARD, JAMAICA, NEW YORK ON FEBRUARY 13, 2026 AT 10:00 AM, PREMISES KNOWN AS 109-19 LEFFERTS BOULEVARD, SOUTH OZONE PARK, NY 11420. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK: 11600 LOT: 53. APPROXIMATE AMOUNT OF JUDGMENT \$668,142.64 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #713294/2019. JERRY MEROLA, ESQ., REFEREE FEIN, SUCH & CRANE, LLP 28 EAST MAIN STREET ROCHESTER, NY 14614 AYSNC209 88485

#236553

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS. NYCTL 2021-A TRUST, AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN FOR THE NYCTL 2021-A TRUST, PLAINTIFFS -AGAINST- WOODHULL 1 LLC, ET AL. DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DATED APRIL 14, 2025 AND ENTERED ON APRIL 16, 2025, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON FRIDAY FEBRUARY 13, 2026 AT 10:00 A.M. AT THE QUEENS COUNTY SUPREME COURTHOUSE, 88-11 SUTPHIN BLVD., IN COURTROOM # 25, JAMAICA, NY 11435, OR AT SUCH OTHER LOCATION IN THE COURTHOUSE THAT THE COURT MAY DESIGNATE FOR CONDUCTING THIS FORECLOSURE AUCTION, PREMISES SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF HANCOCK STREET NOW KNOWN AS 10TH STREET, DISTANT 175 FEET 2 INCHES (OLD STANDARD MEASUREMENT 175 FEET) NORTHEASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SAID SOUTHEASTERLY SIDE OF HANCOCK STREET, NOW KNOWN AS 10TH STREET WITH THE NORTHEASTERLY SIDE OF WASHINGTON AVENUE, NOW KNOWN AS 34TH AVENUE; BEING A PLOT 100 FEET 1 1/4 INCHES BY 25 FEET AND 1/4 INCH BY 100 FEET 1 1/4 INCHES BY 25 FEET AND 1/4 INCH. BLOCK: 319 LOT: 12

SAID PREMISES KNOWN AS 33-73 10TH STREET, ASTORIA, NY 11106 APPROXIMATE AMOUNT OF LIEN \$28,371.63, THROUGH MAY 16, 2024, PLUS INTEREST FEES & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NUMBER 720443/2022. NICHOLAS PERCIBALLI, ESQ., REFEREE SEYFARTH SHAW LLP ATTORNEY(S) FOR PLAINTIFFS 620 EIGHTH AVENUE, NEW YORK, NY 10018

#236838

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-7, PLAINTIFF AGAINST JAIME R. MALLARI NKA STACEY MALLARI, ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED NOVEMBER 25, 2025, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURTHOUSE, ON THE SECOND FLOOR IN COURTROOM 25, 88-11 SUTPHIN BOULEVARD, JAMAICA, NEW YORK ON FEBRUARY 20, 2026 AT 10:00 AM, PREMISES KNOWN AS 81-09 41ST AVENUE, UNIT 5D, ELMHURST, NY 11373. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE COUNTY AND BOROUGH OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 1492 LOT 1019. APPROXIMATE AMOUNT OF JUDGMENT \$533,801.38 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #706455/2021. OKSANA PELEKH, ESQ., REFEREE GROSS POLOWY, LLC 1775 WEHRLE DRIVE WILLIAMSVILLE, NY 14221 00-294494 88508

#236837

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS 11221 JAMAICA AVE, L.P, PLAINTIFF -AGAINST- SINO NORTHEAST METALS (U.S.A.), INC. ET AL; DEFENDANT(S). INDEX NO. 708506/2020 PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DATED NOVEMBER 5, 2025 AND ENTERED ON NOVEMBER 5, 2025, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON THE STEPS OF THE QUEENS COUNTY COURTHOUSE LOCATED AT 88-11 SUTPHIN BOULEVARD, COURTROOM 25, JAMAICA, NY ON FEBRUARY 6, 2026 AT 11:00 A.M. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY SIDE OF JAMAICA AVENUE, DISTANT 268.71 FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF JAMAICA AVENUE AND THE WESTERLY SIDE OF 114TH (ELM STREET) (STOOTHOOFF AVENUE); RUNNING THENCE NORTHERLY PARALLEL WITH THE EASTERLY SIDE OF 112TH STREET, 105.29 FEET; THENCE WESTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 81 DEGREES 29 MINUTES WITH THE LAST MENTIONED COURSE, A DISTANCE OF 20.57 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 98 DEGREES 31 MINUTES WITH THE LAST MENTIONED COURSE, A DISTANCE OF 7.75 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST MENTIONED COURSE, A DISTANCE OF 0.34 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY SIDE OF 112TH STREET AND PART OF THE DISTANCE THROUGH A PARTY WALL, A DISTANCE OF 100 FEET TO THE NORTHERLY SIDE OF JAMAICA AVENUE; THENCE EASTERLY ALONG THE NORTHERLY SIDE OF JAMAICA AVENUE, A DISTANCE OF 20.73 FEET TO THE POINT OR PLACE OF BEGINNING. SAID PREMISES KNOWN AS 112-21 JAMAICA AVENUE, RICHMOND HILL, NEW YORK 11418; BLOCK 9226; LOT 26 APPROXIMATE AMOUNT OF LIEN \$557,349.56 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE AND INDEX NUMBER 708506/2020 JOSEPH MISK, ESQ., REFEREE MENASHE AND LAPA LLP. ATTORNEY(S) FOR PLAINTIFF 400 RELLA BLVD., SUITE 190, SUFERN, NY 10901 DATED: JANUARY 12, 2026

#236851

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS. NYCTL 1998-2 TRUST, AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN FOR THE NYCTL 1998-2 TRUST, PLAINTIFFS -AGAINST- ECUO REAL HOLDINGS INC., A/K/A EUCO REAL HOLDING INC., ET AL. DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DATED MAY 5, 2025 AND ENTERED ON MAY 14, 2025, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON FRIDAY, FEBRUARY 27, 2026 AT 11:00 A.M. AT THE QUEENS COUNTY SUPREME COURTHOUSE, 88-11 SUTPHIN BLVD., IN COURTROOM # 25, JAMAICA, NY 11435, OR AT SUCH OTHER LOCATION IN THE COURTHOUSE THAT THE COURT MAY DESIGNATE FOR CONDUCTING THIS FORECLOSURE AUCTION, PREMISES SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY SIDE OF JAMAICA AVENUE, DISTANT 36.09 FEET EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF JAMAICA AVENUE AND THE EASTERLY SIDE OF OCEANVIEW AVENUE; BEING A PLOT 93.98 FEET BY 16.01 FEET BY 95.65 FEET BY 16.02 FEET. BLOCK: 8868 LOT: 38 SAID PREMISES KNOWN AS 89-05 JAMAICA AVENUE, WOODHAVEN, NY 11421 APPROXIMATE AMOUNT OF LIEN \$215,732.79, THROUGH SEPTEMBER 23, 2024, PLUS INTEREST FEES & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NUMBER 718926/2022. SCOTT H. SILLER, ESQ., REFEREE SEYFARTH SHAW LLP ATTORNEY(S) FOR PLAINTIFFS 620 EIGHTH AVENUE, NEW YORK, NY 10018

#237091

NOTICE OF SALE

NOTICE OF SALE
SUPREME COURT - COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-16N PLAINTIFF, AGAINST DERRICK GRANT, AS HEIR AT LAW AND NEXT OF KIN OF THE ESTATE OF SYLVIA LAWRENCE A/K/A SYLVIA E. LAWRENCE, TAWANA GRANT, AS HEIR AT LAW AND NEXT OF KIN OF THE ESTATE OF SYLVIA LAWRENCE A/K/A SYLVIA E. LAWRENCE, ANDRE GRANT SR., AS HEIR AT LAW AND NEXT OF KIN OF THE ESTATE OF SYLVIA LAWRENCE A/K/A SYLVIA E. LAWRENCE, ET AL DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE, DULY ENTERED 11/26/2025, I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION, AT THE QUEENS COUNTY SUPREME COURTHOUSE LOCATED AT 88-11 SUTPHIN BOULEVARD, JAMAICA, NY, ON THE SECOND FLOOR IN COURTROOM 25, ON 2/27/2026 AT 10:00AM, PREMISES KNOWN AS 9411 209TH STREET, QUEENS VILLAGE, NY 11428, AND DESCRIBED AS FOLLOWS: ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. BLOCK 10542 LOT 14 THE APPROXIMATE AMOUNT OF THE CURRENT JUDGMENT LIEN IS \$751,830.83 PLUS INTEREST AND COSTS. THE PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF THE AFORESAID JUDGMENT OF FORECLOSURE AND SALE; INDEX # 714940/2016 AUSTIN IDEHEN, ESQ., REFEREE. MCCABE, WEISBERG & CONWAY, LLC, 10 MIDLAND AVENUE, SUITE 205, PORT CHESTER, NY 10573 DATED: 1/6/2026 FILE NUMBER: 272-9915 CA

#237163

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, PLAINTIFF AGAINST JORGE ALMODOVAR, AND ALL THE HEIRS AT LAW, NEXT OF KIN, DISTRIBUTEES, DEVISEES, GRANTEES, TRUSTEES, LIENORS, CREDITORS, ASSIGNEES AND SUCCESSORS IN INTEREST OF ANY OF THE AFORESAID CLASSES OF PERSON, IF THEY OR ANY OF THEM BE DEAD,

AND THEIR RESPECTIVE HUSBANDS, WIVES, OR WIDOWS, IF ANY, AND ALL OF WHOM AND WHOSE NAMES AND PLACES OF RESIDENCE ARE UNKNOWN TO PLAINTIFF, EXCEPT AS HEREIN STATED, ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED DECEMBER 3, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURTHOUSE, ON THE SECOND FLOOR IN COURTROOM 25, 88-11 SUTPHIN BOULEVARD, JAMAICA, NEW YORK ON FEBRUARY 20, 2026 AT 10:00 AM, PREMISES KNOWN AS 102-28 188 STREET, HOLLIS, NY 11423. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS AND STATE OF NEW YORK, BLOCK 10366 LOT 24. APPROXIMATE AMOUNT OF JUDGMENT \$415,540.99 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #705315/2021. LAWRENCE M. LITWACK, ESQ., REFEREE GROSS POLOWY, LLC 1775 WEHRLE DRIVE WILLIAMSVILLE, NY 14221 00-299996 88265

#236836

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS. NYCTL 1998-2 TRUST, AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN FOR THE NYCTL 1998-2 TRUST, PLAINTIFFS -AGAINST- KOREAN CHURCH OF ETERNAL LIFE IN NEW YORK, ET AL. DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DATED DECEMBER 4, 2025 AND ENTERED ON DECEMBER 24, 2025, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURTHOUSE, 88-11 SUTPHIN BLVD., IN COURTROOM # 25, JAMAICA, NY 11435, ON FRIDAY FEBRUARY 20, 2026 AT 10:00 A.M., OR AT SUCH OTHER LOCATION IN THE COURTHOUSE THAT THE COURT MAY DESIGNATE FOR CONDUCTING THIS FORECLOSURE AUCTION PREMISES SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF 37TH AVENUE, DISTANT 150 FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF 37TH AVENUE WITH THE WESTERLY SIDE OF 55TH STREET; BEING A PLOT 50 FEET BY 36 FEET BY 50.09 FEET BY 39 FEET. BLOCK: 1209 LOT: 2 SAID PREMISES KNOWN AS 54-04 37TH AVENUE, WOODSIDE, NY 11377 APPROXIMATE AMOUNT OF LIEN \$44,003.89, THROUGH MAY 17, 2024, PLUS INTEREST FEES & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NUMBER 721944/2020. IMAN AKBAR, ESQ., REFEREE SEYFARTH SHAW LLP ATTORNEY(S) FOR PLAINTIFFS 620 EIGHTH AVENUE, NEW YORK, NY 10018

#236803

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, IN THE MATTER OF THE APPLICATION FOR THE APPOINTMENT OF A GUARDIAN OF THE PERSON AND/OR PROPERTY OR MARIA PAPADIMITRAKIS, A PERSON ALLEGED TO BE INCAPACITATED, THE COURT HAS APPOINTED A TEMPORARY GUARDIAN WITH AUTHORIZATION TO SELL THE FOLLOWING PROPERTY, AND THE TEMPORARY GUARDIAN APPLIED TO THE COURT FOR PERMISSION AND APPROVAL TO ENTER INTO A CONTRACT FOR THE SALE OF 40-42 - 73RD STREET, WOODSIDE, NEW YORK 11377. IF AND WHEN THE APPLICATION IS GRANTED ON OR ABOUT JANUARY 21, 2026, THE SAID PROPERTY, SITUATE, LYING AND BEING IN THE BOROUGH OF QUEENS, COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 1305 AND LOT 6 WILL BE SOLD, "AS IS" FOR \$975,000.00. THE SUBJECT PREMISES WILL BE SOLD SUBJECT TO THE ORDER AND PROVISIONS OF THE COURT. THE LAW OFFICE OF EYAL TALASSAZAN, PC, 100 GARDEN CITY PLAZA, SUITE 432, GARDEN CITY, NEW YORK 11530 ARE THE ATTORNEYS FOR THE TEMPORARY GUARDIAN. PHONE NUMBER IS (516) 350-5074, EMAIL ADDRESS IS EYAL-TALSSSAZANESQ@GMAIL.COM.

#237233

What to know about FDA's review of new Zyn advertising proposal

By Matthew Perrone
Associated Press

Americans who smoke may soon be hearing a lot more about Zyn, the flavored nicotine pouches that have generated billions in sales while going viral on social media.

The Food and Drug Administration convened a public meeting Thursday to consider whether Philip Morris International should be allowed to advertise its pouches as a less-harmful alternative for adults who smoke cigarettes.

Government documents and presentations made at the meeting suggest FDA regulators are leaning toward approving the company's request.

But a panel of independent experts asked pointed questions about the company's research, the risks of underage use and whether the new marketing language would really steer smokers away from cigarettes. Nevertheless, they said the proposed risk statement is likely accurate.

"There are very few things that are legally available and worse for you than cigarettes, so it's a pretty low bar to be safer than cigarettes," said Lisa Postow, a panel member and scientist at the National Heart, Lung and Blood Institute.

The FDA is not bound to follow the panel's guidance and will make the final decision on whether to approve the marketing claims. There is no deadline for a decision.

Zyn contains nicotine powder and comes in 10 flavors, including mint, coffee and citrus. Nicotine pouches have been a rare source of growth in the tobacco industry, where companies have struggled to replace shrinking revenue from cigarettes, chewing tobacco and other legacy products.

Here's what to know about Zyn's review before the FDA:

Philip Morris asked the agency to approve new marketing language for Zyn, emphasizing its relative health benefits when compared with cigarettes.

Specifically, the company wants to say that using Zyn reduces the risk of "mouth cancer, heart disease, lung cancer, stroke" and other smoking-related diseases. Adding that language to Zyn promotional materials would further cement the brand in the U.S., where it dominates sales of nicotine pouches.

Last January, the FDA authorized Zyn to remain on the market after years of federal review, saying company data showed the small pouches are less harmful than cigarettes and other traditional tobacco products. Zyn was the first nicotine pouch to win FDA authorization.

If FDA signs off on the "reduced risk" claims, Philip Morris would be able to use the language in ads, mailing materials and online posts.

"Adults who smoke need accurate information about different tobacco products

and the relative risks associated with them," said Keagan Lenihan, a Philip Morris vice president.

FDA scientists appeared to back the company's proposal, saying "the totality of the evidence" supports the statement that Zyn reduces the risk of various smoking-related illnesses.

But the outside experts noted that Philip Morris did not conduct long-term studies of Zyn users or whether reading messages about lower risks led more smokers to switch.

"Whether or not the claim is going to accelerate that switching, there is no data here to answer that question," said Cristine Delnevo of the Rutgers Institute for Nicotine and Tobacco Studies, who led the panel.

Philip Morris already sells a similar oral tobacco product, snus, a type of tobacco pouch popular in Sweden and other Scandinavian countries. Studies in those countries have consistently shown lower rates of lung cancer, mouth cancer and related diseases among snus users when compared with smokers.

The FDA approved a reduced-risk claim for the company's snus in 2019 and panelists noted that there has been little uptake of those products by U.S. smokers. But Philip Morris executives said the language could have an impact over time.

"The more you communicate to adult smokers with this type of claim it will hopefully only increase switching to Zyn," Lenihan said.

In addition to considering potential benefits for smokers, the FDA is required to review the potential harms to young people and nonsmokers.

Representatives from anti-tobacco groups pointed to worrying signs: Videos from "Zynfluencers" and other young people using the pouches have racked up tens of millions of views on social media platforms in recent years.

Andrew Tardiff of the Campaign for Tobacco-Free Kids noted that Philip Morris did not test how its marketing messages might influence teenagers.

"Zyn has features that enhance its appeal to young people. It's sold in a variety of flavors. It's easy to conceal. And it can be used discretely," Tardiff said, citing similarities to Juul, the e-cigarette widely blamed for sparking the recent trend in teenage vaping.

Tardiff and other speakers also said that teenagers could be attracted by a Zyn rewards program that allows purchasers to accrue points that can be exchanged for electronics, gift cards and apparel.

Despite such factors, FDA staffers note that teenage use of nicotine pouches remains relatively low at 2.4% of high school students, according to 2024 federal survey data.

Nets Not 'Prepared' For Latest Loss To Knicks

Fernández takes blame for 13th straight defeat in series

By John Torenli, Sports Editor
Brooklyn Daily Eagle

Following his team's eighth loss in nine games and 13th in a row to the East River rival New York Knicks, Brooklyn Nets coach Jordi Fernández insisted that he had no one to blame but himself.

"Yeah, it was my fault. I didn't prepare them well enough to play," he fumed in the immediate aftermath of Wednesday's humbling 120-66 defeat in front of 19,812 fans at Madison Square Garden, most of whom relished watching the largest margin of victory in Knicks history.

Brooklyn (12-30) fell behind by 18 points after one quarter and trailed by as many as 59 late in the fourth.

That deficit would have matched the franchise-worst 126-67 defeat the Nets suffered at the Los Angeles Clippers on Jan. 15, 2025 if not for a pair of inconsequential hoops by Terance Mann and rookie Danny Wolf before the final buzzer.

The Nets scored 20 points in the opening period, but failed to reach that total in any of the remaining three quarters, settling for 10 over the final 12 minutes.

"I have to help them better," Fernández added. "In the last 12 games, we've been poor defensively, poor offensively.

"And that falls on me. Players are not responsible for it. So I gotta make sure that they understand the values that we have and how we want to play, and we'll work to get that."

The Knicks (26-18) stepped on the hardwood looking to avoid more embarrassment of their own.

New York had lost nine of its previous 11, including four in a row, before running past the Nets from the opening tip.

Jalen Brunson scored 20 points, and Landry Shamet came off the bench to add 18, all of which came on a perfect 6-for-



Karl-Anthony Towns and the Knicks kept the slumping Nets at a safe distance throughout Wednesday's blowout win at Madison Square Garden.

AP Photo by Frank Franklin II

6 shooting performance from 3-point range.

Karl-Anthony Towns contributed 14 points for New York, which held a players' only meeting following Monday's blowout loss to visiting Dallas.

Perhaps it's time for the Nets to rally around their second-year coach, who remained steadfast in defending them despite watching the Knicks shoot 57% from the field, including 50% (16-of-32) from beyond the arc.

New York outrebounded Brooklyn by a whopping 56-27 margin, scored 18 points off Nets turnovers, and beat Fernández's sluggish unit 29-4 on the fast break.

"Players gotta move on, find a way ... this is a tough one, but show up the next day and have positive energy and work and get better and go out there and compete," Fernández conceded.

The Knicks' ongoing mastery of the Nets is the longest winning streak in the history of the series, which dates back to 1976.

Brooklyn hasn't topped New York since Jan. 28, 2023, meaning it will be well over three years when the teams meet for the final time this season on March 20.

Fernández has only been around for the

last seven of those losses, including a 134-98 defeat at the Garden on Nov. 9.

All three this year have been against his former coaching mentor in Sacramento, Mike Brown, who helped pave the way for his first head-coaching job in our borough.

Despite their kinship and long-standing friendship, Brown didn't take his foot off the gas when the game was well-decided entering the fourth quarter.

Fernández still isn't willing to admit that New York is simply a bad matchup for Brooklyn, be it this year, next or over the past three seasons.

"I don't know. I disagree with you," he told a reporter who brought up the recent series history.

"Yeah, we've had two really bad losses, but I don't think my analytics people would say (that). I don't have enough (of a) sample size to give that answer, so... probably we can... agree to disagree."

Michael Porter Jr. led the Nets with 12 points despite a dismal 4-of-14 shooting effort.

Ziaire Williams was the only other Brooklyn player to reach double figures in scoring with 11, and most of those came in extended garbage time.

After a rousing 7-4 run through De-

cember, the Nets have reverted to the habits that saw them open the season 3-16. They have lost 10 of 12 in the new year.

"You gotta give them credit, they were the most physical team," Fernández said of Brown's Knicks. "They were the best team out there, and we've got to learn from it and move on. I got a lot to figure out."

Tip-off against the Celtics in Downtown Brooklyn is slated for 7:30 p.m.

The game will air locally on the YES Network.

NOTHING BUT NET: The Nets finished 11-for-40 from long range after opening with 14 misses on their first 18 3-point attempts. Brooklyn shot 29% (23-for-79) overall. ... The Knicks' bench accounted for 59 points, just seven less than Brooklyn's entire roster. ... Former Net Miles Bridges chipped in 11 points in 25 minutes. ... Cam Thomas returned to action after sitting out Monday's loss to Phoenix due to load management issues, but only managed five points on 1-of-6 shooting in 16 minutes off the pine. ... After hosting the Celtics, the Nets will open their extended road trip, which goes through three time zones, Sunday night in Los Angeles vs. the Clippers.



Knicks sharp-shooter Landry Shamet literally couldn't miss from long range Wednesday, burying all six of his 3-pointers against Brooklyn.

AP Photo by Frank Franklin II



Michael Porter Jr. and the Nets tried to end their recent malaise when they hosted the Boston Celtics at Barclays Center on Friday night.

AP Photo by Frank Franklin II

NYPD botched domestic violence responses before a murder, newly released records show

Continued from page 3

"I gave you an order... it happened because of the one thing I told you not to do... you did!" he told the woman's sister, according to the memo.

Dudley later told investigators that his behavior had been "reprehensible."

The investigators faulted him for failure to conduct a proper investigation during their first encounter with the estranged boyfriend and for discourtesy to the victim and her family.

He agreed to a negotiated settlement resulting in the loss of 40 vacation days and a year's probation, but Sewell disapproved of the penalty and reduced it — imposing just the loss of vacation days.

The documents don't include an explanation of her decision and she didn't respond to a request for comment. An attorney for Dudley didn't respond to a request for comment.

Last October, Police Commissioner Jessica Tisch announced that she was making the department's approach to domestic violence a priority. With former Mayor Eric Adams at her side, she announced creation of a specially trained unit of 450 detectives that would handle such cases across the city and spare victims from undergoing identical interviews with different teams of investigators.

Earlier this month an NYPD spokesperson, who declined to provide a name, added that starting this year all new department recruits would receive revised and expanded training on responding to domestic violence incidents.

'Lethal Consequences'

In terms of lapses and dire consequences in the cases reviewed by THE CITY, Bonnett's stands out. A June 2023 report by the Commission to Combat Police Corruption, a city oversight entity, focused on it, concluding that it demonstrated "the lethal consequences that can occur when officers disregard department policy."

The records obtained by THE CITY show that teams of officers in the 48th Precinct serving under Sgt. Brian Williams were assigned to respond to a succession of four calls about a domestic incident at the Bonnett home in early 2018.

The calls were made by a woman with an order of protection against Bonnett, according to disciplinary records concerning several of the responding cops. At one point during the evening, the woman told officers that Bonnett had threatened her with a screwdriver and a knife, according to the documents.

Bonnett's parents find that hard to believe. "My son was a saint compared to the people in the neighborhood, and I'm not saying it because it was my son," his mother, Ann Bonnett, told THE CITY.

In separate interviews, both parents described their son as big-hearted but naive and disputed many of the woman's claims. They told THE CITY that she was homeless, that their son sometimes allowed her to stay in their townhouse where he lived, and that she sparked most of the friction during their brief relationship. They said they counseled him to stay away from her.

Whatever the truth, the woman's allegations, coming after an order of protection, did not prompt the four sets of responding officers — nor a training officer overseeing two of them — to arrest Bonnett, even though the circumstances created a "must-arrest" situation, according to multiple citations in the investigative files.

The responses to every call were marked by blunders that, in retrospect, read like missed opportunities to avert disaster.

On the first call, the two officers didn't run a computer check to confirm the order of protection and wrongly believed they had no basis to arrest Bonnett.

On the second, the officers indicated they had responded when they hadn't, conducting a car stop, instead.

In response to the third call, officers took Bonnett to St. Barnabas Hospital for a psychiatric evaluation, but didn't stay with him, and he wandered out of the hospital and went back home.

On the fourth response, officers once again took him to St. Barnabas and failed to stay with him.

"The suspect subsequently left the hospital



Mayor Eric Adams and NYPD Commissioner Jessica Tisch announce at City Hall the new Domestic Violence Unit, Oct. 16, 2025.

Credit: Ed Reed/Mayoral Photography Office

and again returned to the complainant's residence, where he was later found dead," the commission's report concluded, incorrectly referring to the Bonnett's home as the woman's. "The complainant could not be found. Police believed that she or a family member may have killed the suspect after he returned to her residence."

Bonnett's father Anthony said he received a call from his son the night of the incident while he

was on a trip to Barbados. He recalls Aaron telling him the woman was "acting up" before the line abruptly went dead.

Those were the last words he would hear from his son.

He returned to The Bronx the next evening, he said, and called the precinct to ask for a police escort to the home out of fear that the girlfriend, of whom he was wary, might be there.



Aaron Bonnett is seen as a child before the 31-year-old man was found dead in his parents' Bronx home in 2018 after a string of responses from police officers to calls regarding a domestic incident.

Credit: Courtesy of Bonnett Family

He said the officer led him through the house, which was a wreck, with macaroni all over the floor. The officer then suddenly told him that the police had found his son.

"He's behind the bed, dead," Anthony Bonnett remembers the officer telling him.

Although initial reports said Aaron sustained a puncture wound to the neck, his father learned from an employee at the medical examiner's office that he had died from gunshot wounds to the torso. A spokesperson for the office confirmed that as the cause.

A police department spokesman said that after nearly eight years the Bonnett homicide is still under investigation and that there have been no arrests.

Discipline meted out to the responding officers varied, depending on their roles.

The sergeant, Williams, was docked 40 vacation days for failure to supervise and failure to ensure Bonnett was arrested, although the records note that responding officers failed to provide him with pertinent information during the incident.

The cop who got the stiffest penalty was David Smart, who was training two other officers that night. He pleaded guilty in a negotiated settlement to failing to conduct a proper investigation, failing to make a required arrest and four related charges.

He agreed to lose 35 vacation days and was placed on probation for a year, the records show.

The remaining officers were stripped of between three and 35 vacation days.

Representatives of the police officers' and sergeants' unions didn't respond to requests about their members. An attorney who represented the vast majority of officers in the case, and who has since retired, couldn't be reached for comment.

Aaron's mother, Ann, said she called the detective handling the case every week for 2½ years. When she came to believe the case would never be solved, she stopped calling.

Only recently did she learn of and review the documents provided by reporters for THE CITY that laid out the police lapses leading up to her son's death.

"If not for their neglect," she said, "my son probably would be alive today."

Broadway bigwigs donated heavily to Hochul before proposed tax credit expansion

By Nick Garber and Chris Bragg
New York Focus

This story originally appeared in New York Focus, a nonprofit news publication investigating power in New York.

Months before Gov. Kathy Hochul announced plans to expand a key tax credit for the theater industry, Broadway producers showered cash on her re-election campaign.

In her executive budget on Tuesday, Hochul proposed adding \$150 million to the New York City Musical and Theatrical Production Tax Credit, which covers production costs up to \$3 million apiece for Broadway shows and lesser amounts for smaller shows. First created by Gov. Andrew Cuomo in 2021 as a one-year lifeline during the pandemic, the tax credit has since been extended three times and expanded by \$300 million. That's despite complaints from watchdogs that the program often funds big, well-resourced hit shows like "The Lion King," "The Book of Mormon" and "Wicked" that they say do not need taxpayer money to survive.

But by last summer, trade publications reported that the pot of money was running dry, despite a \$100 million addition in last year's budget that was supposed to extend it through 2027. That could spell trouble for the theater industry, especially producers, who have come to prize the tax break as "essential" for funding new shows, according to the industry news site Broadway World. Without the credit, the Broadway League has said that few investors would be willing to put up the money for new productions, which are famously high-risk.

In July, the Broadway League — the industry's main trade group — hired the lobbying firm Ostroff Associates to try to "enhance" the tax credit, state records show. The firm directly lobbied Hochul's office, her budget director, Blake Washington, and Empire State Development Corp. about the tax credit during September or October, according to a disclosure covering those months.

Around the same time, Hochul's campaign got a cash infusion from the theater world. In October, Hochul raked in more than \$243,000 in campaign donations from at least 27 Broadway producers, actors, theater executives or lobbyists, according to a review by New York Focus. That included \$83,000 on a single day — October 16 — from eight industry figures, as well as \$250 from Jonathan Bing, another lobbyist for the Broadway League, who has recently lobbied the legislature for the tax credit's expansion. Eleven members of the Broadway League's board of governors donated a total of \$121,000 that month.

Broadway League board members who donated included producer Jeffrey Seller, who gave the maximum \$18,000 on Oct. 10. Producers Brian Moreland, Alecia Parker, Mike Bosner, who also sit on the board, and Sue Frost, the incoming chairperson, each gave \$15,000 that month. So did another board member, Charles Flateman, executive vice president at the Shubert Organization, the largest theater owner on Broadway. Attempts to reach them were unsuccessful.

This week, with the governor's budget announcement, the group got what it wanted, at least to some extent. Hochul's proposed \$150 million expansion would also be partly retroactive, covering shows that opened as early as Dec. 1, 2025 in response to industry concerns that the dwindling funding might have affected shows that opened last year.

Hochul's campaign declined to comment on the donations or say whether they were made during a specific fundraising event. The Broadway League declined to comment.

The governor's office defended the tax credit as crucial for propping up the theater industry and the tourism sector it helps support. Hochul's office said the new funding would allow the state to honor its previous commitment to invest in the program through its 2027 sunset date.

As for the donations, Hochul spokesperson Kristin Devoe said, "Campaign donations have no impact on government decisions."

It's not clear whether Ostroff's lobbying of the Hochul administration occurred before or after the spate of theater industry donations — or when, exactly, Hochul signed off on the tax credit's expansion. John Kaehny, executive director of the government reform group Reinvent Albany, said that,



Eleven members of the Broadway League's board of governors donated a total of \$121,000 in October.

Owen Barker

regardless, the close proximity of those events looked "terrible."

"If they're making contributions before the decision, they're trying to influence that decision," Kaehny said. "And if they're making them after the decision, they're trying to reward that decision."

Kaehny said that, in an ideal world, recipients of taxpayer-funded government subsidies would not be allowed to make campaign contributions. He called the spate of Broadway donations to Hochul a "textbook example of how campaign contributions buy massive amounts of subsidy."

Rick Ostroff, president and CEO of Ostroff Associates, did not respond to questions about exactly when his firm met with Hochul administration officials or whether his client, the Broadway League, had thrown a Hochul fundraiser last fall. Ostroff himself has been a major past Hochul campaign supporter, personally throwing at least four fundraisers for the governor between 2021 and 2023, records show.

The tax credit was endowed with \$100 million when the state authorized it in 2021. Hochul extended it by a year and added another \$100 million in 2022, then by two years with an additional \$100 million in 2023 — which effectively cut the annual outlay to \$50 million per year. Finally, in last year's state budget, the state extended the program through 2027 with another \$100 million, bringing the total allocation to \$400 million.

The state has continued pouring money into the program despite questions about its effectiveness. A 2023 state-commissioned study found that it generated just 23 cents for every dollar the state invested — although the report concluded that the expense might ultimately be worth it, given the impact of Broadway on local businesses like hotels and restaurants.

Meanwhile, the theater industry has charted an impressive recovery. Broadway attendance and revenues finally surpassed their pre-pandemic levels around November 2024 and have mostly climbed since — although smaller, nonprofit theaters have continued to struggle. Even so, the taxpayer subsidy is available only to commercial theatrical productions; nonprofits are excluded, as are opera, ballet, and orchestra performances.

In its current form, the tax credit functions as a grant, offering the maximum \$3 million credit to Broadway theaters with at least 500 seats, between 41st and 54th streets in Manhattan. Off-Broadway venues in Manhattan with at least 100 seats can receive up to \$350,000.

Hochul's latest \$150 million expansion is different from the previous ones, since it does not propose extending the program further into the future. And it appears to fall short of what the in-

dustry has asked for: Broadway League officials have said they want the program extended through 2029 and restored to \$100 million per year.

Still, Jason Laks, president of the Broadway League, hailed Hochul's move. In a statement reported by Broadway Journal, Laks thanked Hochul for "investing in the theater industry's success" and said the program "remains essential to bringing many productions to the stage."

Also singing Hochul's praises was produc-

er Ken Davenport, whose shows have included "Spring Awakening" and "Kinky Boots." Davenport — who donated \$5,000 to Hochul under his legal name, Kenneth Hasija — recorded an Instagram video Tuesday celebrating the funding.

"Right now, with the challenging economic climate we are in on Broadway, shows need this money," Davenport said. "Until we figure out how to get these economics in line, this is the Band-Aid that we need."

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[HTTPS://TINYURL.COM/CANNABIS2026](https://tinyurl.com/cannabis2026)

2ND DEPARTMENT/PUBLIC LEGAL NOTICES

NOTICE OF SALE

SUPREME COURT: QUEENS COUNTY. PE-NC LLC, PLTF. VS. EDWARD GONZALEZ, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF VICENTE GONZALEZ A/K/A VICENTE GONZALEZ, JOHN GONZALEZ A/K/A JOHN JAIRO GONZALEZ, JOANNA GONZALEZ A/K/A JOHANNA GONZALEZ, ET AL, DEFTS. INDEX #715001/2021. PURSUANT TO JUDGMENT OF FORECLOSURE AND SALE ENTERED MARCH 4, 2020, I WILL SELL AT PUBLIC AUCTION IN COURTROOM #25 OF THE QUEENS COUNTY SUPREME COURTHOUSE, 88-11 SUTPHIN BLVD., JAMAICA, NY ON FEBRUARY 27, 2026 AT 10:00 A.M. PREM. K/A 35-64 93RD STREET, JACKSON HEIGHTS, NY. SAID PROPERTY LOCATED AT A POINT ON THE WESTERLY SIDE OF 93RD STREET, FORMERLY KNOWN AS 36TH STREET DISTANT 47 FT. 8 IN. NORTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF 93RD STREET WITH THE NORTHERLY SIDE OF 37TH AVENUE, FORMERLY KNOWN AS FOLK AVENUE; BEING A PLOT 100 FT. X 24 FT 4 IN. APPROX. AMT. OF JUDGMENT IS \$576,694.49 PLUS COSTS AND INTEREST. SOLD SUBJECT TO TERMS AND CONDITIONS OF FILED JUDGMENT AND TERMS OF SALE AND THE RIGHT OF THE UNITED STATES OF AMERICA TO REDEEM WITHIN 120 DAYS FROM THE DATE OF SALE AS PROVIDED BY LAW. JUDAH MALTZ, REFEREE. LAW OFFICE OF SAMUEL KATZ, PLLC, ATTYS. FOR PLTF. 3915-14TH AVENUE, 2ND FLOOR, BROOKLYN, NY. #102708

#236622

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS. HAIGHT SENIOR LLC, PLAINTIFF -AGAINST- 41 HAIGHT STREET OWNER, LLC, ET AL DEFENDANT(S). PURSUANT TO A CONSENT JUDGMENT OF FORECLOSURE AND SALE DATED DECEMBER 22, 2025 AND ENTERED ON DECEMBER 24, 2025, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURTHOUSE, 88-11 SUTPHIN BLVD., IN COURTROOM # 25, JAMAICA, NY ON FEBRUARY 6, 2026 AT 11:00 A.M. PARCEL I SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY SIDE OF HAIGHT STREET, DISTANT 261.00 FEET NORTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF HAIGHT STREET WITH THE NORTHERLY SIDE OF SANFORD AVENUE; BEING A PLOT 100.00 FEET BY 19.00 FEET BY 100 FEET BY 19.00 FEET. BLOCK: 5063 LOT: 49 SAID PREMISES KNOWN AS 41-19 HAIGHT STREET, FLUSHING, NY 11355 PARCEL II SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY SIDE OF HAIGHT STREET, DISTANT 223.00 FEET NORTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF HAIGHT STREET WITH THE NORTHERLY SIDE OF SANFORD AVENUE; BEING A PLOT 100.00 FEET BY 19.00 FEET BY 100 FEET BY 19.00 FEET. BLOCK: 5063 BLOCK: 47 SAID PREMISES KNOWN AS 41-23 HAIGHT STREET, FLUSHING, NY 11355 PARCEL III SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY SIDE OF HAIGHT STREET, DISTANT 185.00 FEET NORTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF HAIGHT STREET WITH THE NORTHERLY SIDE OF SANFORD AVENUE; BEING A PLOT 100.00 FEET BY 19.00 FEET BY 100 FEET BY 19.00 FEET. BLOCK: 5063 LOT: 45 SAID PREMISES KNOWN AS 41-27 HAIGHT STREET, FLUSHING, NY 11355 PARCEL IV SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY SIDE OF HAIGHT STREET, DISTANT 125.00 FEET NORTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF HAIGHT STREET WITH THE

NORTHERLY SIDE OF SANFORD AVENUE; BEING A PLOT 100.00 FEET BY 60.00 FEET BY 100 FEET BY 60 FEET. BLOCK: 5063 LOT: 44 SAID PREMISES KNOWN AS 41-31 HAIGHT STREET, FLUSHING, NY 11355 APPROXIMATE AMOUNT OF LIEN \$12,044,783.52 PLUS INTEREST & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. APPROXIMATE AMOUNT OF LIEN \$12,044,783.52 PLUS INTEREST & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NUMBER 702889/2023. RICHARD M. GUTIERREZ, ESQ., REFEREE KRISS & FEUERSTEIN LLP ATTORNEY(S) FOR PLAINTIFF 360 LEXINGTON AVENUE, SUITE 1200, NEW YORK, NY 10017

#236623

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS. NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN, PLAINTIFFS -AGAINST- DOMINIC SERIO, ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE ENTERED HEREIN ON NOVEMBER 26, 2025, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURTHOUSE, 88-11 SUTPHIN BLVD., IN COURTROOM # 25, JAMAICA, NY FEBRUARY 27, 2026 AT 10:00 A.M. PREMISES SITUATE, LYING AND BEING IN THE BOROUGH OF QUEENS, COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, KNOWN AND DESIGNATED AS BLOCK 2500 AND LOT 1007 ON THE QUEENS COUNTY TAX ASSESSMENT MAP. SAID PREMISES KNOWN AS 55-36 69TH PLACE, GARAGE UNIT 7, MASPEH, NY 11378 APPROXIMATE AMOUNT OF LIEN \$8,961.50 PLUS INTEREST & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NUMBER 724691/2020. DAVID S. DIKMAN, ESQ., REFEREE PHILLIPS LYTLE LLP ATTORNEY(S) FOR PLAINTIFFS 100 S. CLINTON AVENUE, SUITE 2900, ROCHESTER, NY 14604

#236700

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-4 PLAINTIFF, AGAINST SAVITRI D. SINGH, ET AL DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE, DULY ENTERED 03/26/2025, I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION, IN THE QUEENS COUNTY SUPREME COURTHOUSE LOCATED AT 88-11 SUTPHIN BOULEVARD, JAMAICA, NY, ON THE SECOND FLOOR IN COURTROOM 25, ON 2/27/2026 AT 10:00AM, PREMISES KNOWN AS 117-47 133RD STREET, SOUTH OZONE, NY 11420, A/K/A 11747 133RD STREET, SOUTH OZONE PARK, NY 11420, A/K/A 117-47 133 STREET, SOUTH OZONE PARK, NY 11420 AND DESCRIBED AS FOLLOWS: ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. BLOCK 11697 LOT 41 THE APPROXIMATE AMOUNT OF THE CURRENT JUDGMENT LIEN IS \$1,783,303.60 PLUS INTEREST AND COSTS. THE PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF THE AFORESAID JUDGMENT OF FORECLOSURE AND SALE; INDEX # 713166/2021 FEARONCE G. LALANDE, ESQ., REFEREE. MCCABE, WEISBERG & CONWAY, LLC, 10 MIDLAND AVENUE, SUITE 205, PORT CHESTER, NY 10573 DATED: 1/6/2026 FILE NUMBER: 19-300763 CA

#237217

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE MASTR ADJUSTABLE RATE MORTGAGES TRUST 2007-2, PLAINTIFF AGAINST DAMERIS JORGE, SILVANO JORGE, ET AL, DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED ON JUNE 3, 2024, I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY COURTHOUSE, 88-11 SUTPHIN BLVD., SECOND FLOOR COURTROOM 25, JAMAICA, NY 11435

ON JANUARY 30, 2026 AT 10:00 AM PREMISES KNOWN AS 119-10 18TH AVE, COLLEGE POINT, NY 11356. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERECTED, SITUATE, LYING AND BEING IN THE COUNTY OF QUEENS, STATE OF NEW YORK, BLOCK: 4081, LOT: 20. APPROXIMATE AMOUNT OF JUDGMENT IS \$981,950.76 PLUS INTERESTS AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX # 702365/2015. FOR SALE INFORMATION, PLEASE VISIT XOME AT WWW.XOME.COM OR CALL (844) 400-9663. STEPHEN D. HANS, REFEREE FRENKEL LAMBERT WEISS WEISMAN & GORDON LLP 53 GIBSON STREET BAY SHORE, NY 11706 01-089207-F00 88152

#236283

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2021-B, -AGAINST- BASMATI MEGHAN, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE AND ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON NOVEMBER 12, 2024, WHEREIN U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2021-B IS THE PLAINTIFF AND BASMATI MEGHAN, AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, ON 02/06/2026 AT 10:00AM, PREMISES KNOWN AS 115-58 124TH STREET, SOUTH OZONE PARK, NEW YORK 11420; AND THE FOLLOWING TAX MAP IDENTIFICATION, 5102-11667-34. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON, ERECTED, SITUATE, LYING AND BEING IN COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 720275/2022. GUY R. VITACCO JR., ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#235338

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS J.P. MORGAN MORTGAGE ACQUISITION CORP., -AGAINST- STEPHEN GILLESPIE, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE AND ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON OCTOBER 15, 2025, WHEREIN J.P. MORGAN MORTGAGE ACQUISITION CORP. IS THE PLAINTIFF AND STEPHEN GILLESPIE, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, ON 02/06/2026 AT 10:00AM, PREMISES KNOWN AS 97-04 PITKIN AVENUE, OZONE PARK, NEW YORK 11417; AND THE FOLLOWING TAX MAP IDENTIFICATION, -11534-1. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 719970/2022. JOSEPH TROTTI, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES IN-

CLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#235321

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2006-16AX, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-16AX, -AGAINST- GABRIEL CABARCAS, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE AND ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON OCTOBER 27, 2025, WHEREIN U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2006-16AX, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-16AX IS THE PLAINTIFF AND GABRIEL CABARCAS, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, ON 02/13/2026 AT 10:00AM, PREMISES KNOWN AS 103-21 113TH STREET, RICHMOND HILL, NEW YORK 11419; AND THE FOLLOWING TAX MAP IDENTIFICATION, -9518-34. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 712758/2021. DOMINIC A. VILLONI, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#235817

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, -AGAINST- GEORGE HEADLEY, AS HEIR AND DISTRIBUTOR OF THE ESTATE OF HAZEL HEADLEY A/K/A HAZEL M. HEADLEY A/K/A HAZEL MOSELY; ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, ON 02/20/2026 AT 10:00AM, PREMISES KNOWN AS 114-58 204TH STREET, SAINT ALBANS, NEW YORK 11412; AND THE FOLLOWING TAX MAP IDENTIFICATION, 4-11020-73. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 709260/2017. LAWRENCE M. LITWACK, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#235903

Trump sues JPMorgan for \$5 billion, alleges the bank closed his accounts for political reasons



Jamie Dimon, CEO of JPMorgan Chase, speaks at the America Business Forum, Thursday, Nov. 6, 2025, in Miami.

AP Photo/Rebecca Blackwell, file

By Ken Sweet
Associated Press

President Donald Trump sued banking giant JPMorgan Chase and its CEO Jamie Dimon for \$5 billion on Thursday over allegations that JPMorgan stopped providing banking services to him and his businesses for political reasons after he left office in January 2021.

The lawsuit, filed in Miami-Dade County court in Florida, alleges that JPMorgan abruptly closed multiple accounts in February 2021 with just 60 days notice and no explanation. By doing so, Trump claims JPMorgan and Dimon cut the president and his businesses off from millions of dollars, disrupted their operations and forced Trump and the businesses to urgently open bank accounts elsewhere. “JPMC debanked (Trump and his businesses) because it believed that the political tide at the moment favored doing so,” the lawsuit alleges.

In the lawsuit, Trump alleges he tried to raise the issue personally with Dimon after the bank started to close his accounts, and that Dimon assured Trump he would figure out what was happening. The lawsuit alleges Dimon failed to follow up with Trump. Further, Trump’s lawyers allege that JPMorgan placed the president and his companies on a reputational “blacklist” that both JPMorgan and other banks use to keep clients from opening accounts with them in the future.

In a statement, JPMorgan said it believes the suit has no merit.

Trump threatened to sue JPMorgan Chase last week at a time of heightened tensions between the White House and Wall Street. The president said he wanted to cap interest rates on credit cards at 10% to help lower costs for consumers. Chase is one of the largest issuers of credit cards in the country and a bank official told reporters that it would fight any effort by the White House or Congress to implement a rate cap on credit cards. Bank industry executives have also bristled at Trump’s attacks on the independence of the Federal Reserve.

Debanking occurs when a bank closes the accounts of a customer or refuses to do business with a customer in the form of loans or other services. Once a relatively obscure issue in finance, debanking has become a politically charged issue in recent years, with conservative politicians arguing that banks have discriminated against them and their affiliated interests.

Debanking first became a national issue when conservatives accused the Obama administration of pressuring banks to stop extending services to gun stores and payday lenders under “Operation Choke Point.”

Trump and other conservative figures have alleged that banks cut them off from their accounts under the umbrella term of “reputational risk” after the Jan. 6, 2021, attack on the U.S. Capitol. Since Trump came back into office, the president’s banking regulators have moved to stop any banks from using “reputational risk” as a reason for denying service to customers.

“JPMC’s conduct ... is a key indicator of a systemic, subversive industry practice that aims to coerce the public to shift and re-align their political views,” Trump’s lawyers wrote in the lawsuit.

Trump accuses the bank of trade libel and accuses Dimon himself of violating Florida’s Unfair and Deceptive Trade Practices Act.

In its statement, JPMorgan said that it “regrets” that Trump sued the bank but insisted it did not close the accounts for political reasons.

“JPMC does not close accounts for political or religious reasons,” a bank spokesperson said. “We do close accounts because they create legal or regulatory risk for the company.”

This is not the first lawsuit Trump has filed against a big bank alleging that he was debanked. The Trump Organization sued credit card giant Capital One in March 2025 for similar reasons and allegations. That lawsuit is still winding its way through the court system.

US stocks climb some more after Trump calls off his tariffs for Greenland

By Stan Choe
Associated Press

U.S. stocks rose again Thursday and regained more of their losses for the week following the latest walk back by President Donald Trump from tariffs he had earlier threatened.

The S&P 500 gained 0.5% and added to its big gain from Wednesday, when Trump said he had reached “the framework of a future deal with respect to Greenland” and called off 10% tariffs for European countries that he said opposed his having the Arctic island. The index has recovered most of the losses it took after Trump shook financial markets with his initial tariff threat.

The Dow Jones Industrial Average climbed 306 points, or 0.6%, and the Nasdaq composite rose 0.9%.

It’s the latest example of Trump making a big, initial threat, only to pull back after seeing how much pain it created in financial markets. The pattern has led to the “TACO” acronym, suggesting that “Trump Always Chickens Out” if markets react strongly enough. Tuesday’s drop for the U.S. stock market was the worst since October and large enough that Trump, who often takes credit when Wall Street is doing well, acknowledged “the dip.”

But the pattern has also led to deals for Trump that outsiders may have initially considered unlikely if not for his market-shaking opening moves.

Details are still sparse about the framework of a deal on Greenland that Trump said he reached with the head of NATO. And it is not a signed deal yet.

Financial markets were still showing some signs of nervousness on Thursday. Gold’s price swiveled between small losses and gains before turning 1.6% higher. Its price often rises when investors are looking for something safer to own. The value of the U.S. dollar also weakened against the euro and several other foreign currencies.

But Treasury yields held relatively steady in a signal that foreign investors weren’t rushing out of the U.S. bond market.

Yields got some support from reports on the U.S. economy’s strength that came in better than expected. One said fewer U.S. workers applied for unemployment benefits last week than economists expected in a potential signal that the pace of layoffs remains low. A second suggested the U.S. economy grew at a faster rate during the summer than the government initially estimated.

A third said that inflation in November was close to econ-

omists’ expectations, while spending by U.S. consumers was a touch better than expected.

The yield on the 10-year Treasury climbed as high as 4.28% following the reports, but it later eased to 4.25% from 4.26% late Wednesday.

On Wall Street, Northern Trust climbed 6% after reporting a stronger profit for the end of 2025 than analysts expected. CEO Michael O’Grady also said that the financial services company is entering 2026 with “strong momentum across all our businesses.”

Procter & Gamble added 2.6% after likewise delivering a better profit than analysts expected. Revenue for the company behind the Downy, Pantene and Tide brands, though, fell just shy of expectations amid what CEO Shailesh Jejurikar called a “challenging consumer and geopolitical environment.”

Shares of BitGo, a company that helps crypto businesses and traditional financial firms hold and manage digital assets, rose 2.7% in their debut on the New York Stock Exchange. The company priced its stock at \$18 per share in its initial public offering, above its earlier estimated range of \$15 to \$17.

JPMorgan Chase rose 0.5% after a lawsuit filed by Trump against the bank caused minor ripples for its stock. Trump accused JPMorgan Chase of closing his accounts for political reasons after he left office in 2021.

They helped offset an 8.1% drop for spice seller McCormick & Co., whose profit fell short of expectations. CEO Brendan Foley said it continues to face rising costs because of “a shifting global trade environment.”

All told, the S&P 500 rose 37.73 points to 6,913.35. The Dow Jones Industrial Average added 306.78 to 49,384.01, and the Nasdaq composite gained 211.20 to 23,436.02.

In stock markets abroad, indexes climbed across Europe and Asia amid relief on Trump’s walk back of tariffs.

Japan’s Nikkei 225 jumped 1.7%, and Germany’s DAX returned 1.2% for two of the world’s bigger moves.

Global markets also got support from a continued easing of long-term yields in Japan’s bond market. They had spiked early in the week on worries that Japan’s popular prime minister could make moves that would add heavily to the government’s already big debt.

But the 40-year Japanese government bond yield has come back since hitting a record and dropped below 4% on Thursday after hitting 4.22% on Tuesday.

2ND DEPARTMENT/PUBLIC LEGAL NOTICES

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS MORTGAGE ASSETS MANAGEMENT, LLC, -AGAINST- YVETTE S. CERUTI, AS HEIR AND DISTRIBUTE OF THE ESTATE OF EVELYN CERUTI, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE AND ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON SEPTEMBER 20, 2024, WHEREIN MORTGAGE ASSETS MANAGEMENT, LLC IS THE PLAINTIFF AND YVETTE S. CERUTI, AS HEIR AND DISTRIBUTE OF THE ESTATE OF EVELYN CERUTI, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, ON 02/20/2026 AT 10:00AM, PREMISES KNOWN AS 114-48 155TH STREET, JAMAICA, NEW YORK 11434; AND THE FOLLOWING TAX MAP IDENTIFICATION, -12185-39. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 722034/2021. MARTHA TAYLOR, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#235904

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS FOURLEAF FEDERAL CREDIT UNION, -AGAINST- CASSANDRA JOHNSON AKA CASSANDRA HEARD-JOHNSON AKA SANDRA JOHNSON; ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE AND ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON OCTOBER 29, 2025, WHEREIN FOURLEAF FEDERAL CREDIT UNION IS THE PLAINTIFF AND CASSANDRA JOHNSON AKA CASSANDRA HEARD-JOHNSON AKA SANDRA JOHNSON, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, ON 02/06/2026 AT 10:00AM, PREMISES KNOWN AS 118-43 231ST STREET, CAMBRIA HEIGHTS, NEW YORK 11411; AND THE FOLLOWING TAX MAP IDENTIFICATION, -12768-149. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 702267/2023. BRANDI P. KLINEBERG, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#235319

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, -AGAINST- ADAM ZAJKOWSKI, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE AND ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON OCTOBER 24, 2025, WHEREIN NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING IS THE PLAINTIFF AND ADAM ZAJKOWSKI ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, ON 02/06/2026 AT 10:00AM,

PREMISES KNOWN AS 6106 60TH DRIVE, MASPETH, NEW YORK 11378; AND THE FOLLOWING TAX MAP IDENTIFICATION, -2746-21. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS THEREON ERECTED, SITUATE, LYING AND BEING IN THE COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 704226/2023. WILLIAM T. DRISCOLL, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#235316

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2005-1, ASSET-BACKED CERTIFICATES, SERIES 2005-1, -AGAINST- MOISE JEAN, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE AND ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON SEPTEMBER 30, 2025, WHEREIN DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2005-1, ASSET-BACKED CERTIFICATES, SERIES 2005-1 IS THE PLAINTIFF AND MOISE JEAN, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, ON 02/06/2026 AT 10:00AM, PREMISES KNOWN AS 25731 148TH AVE, ROSEDALE, NEW YORK 11422; AND THE FOLLOWING TAX MAP IDENTIFICATION, -13671-14. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 703841/2021; 2390/2009. ALLEN RICHARD BEERMAN, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#234763

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2006-D, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS 2006-D, -AGAINST- ELIZABETH CARABALLO, INDIVIDUALLY AND AS HEIR AND DISTRIBUTE OF THE ESTATE OF NANCY CARABELLO AKA NANCY CARABALLO, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE AND ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON SEPTEMBER 5, 2024, WHEREIN DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2006-D, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS 2006-D IS THE PLAINTIFF AND ELIZABETH CARABALLO, INDIVIDUALLY AND AS HEIR AND DISTRIBUTE OF THE ESTATE OF NANCY CARABELLO AKA NANCY CARABALLO, VICKY E HUECA AKA VICKY CARABALLO, AS HEIR AND DISTRIBUTE OF THE ESTATE OF NANCY CARABELLO AKA NANCY CARABALLO, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, ON 02/06/2026 AT

10:00AM, PREMISES KNOWN AS 95-25 97TH STREET, OZONE PARK, NEW YORK 11416-1618; AND THE FOLLOWING TAX MAP IDENTIFICATION, -9044-32. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED SITUATE, LYING AND BEING IN THE COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 713337/2015. IMAN AKBAR, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#234733

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS LAKEVIEW LOAN SERVICING, LLC, -AGAINST- MELLINDA HUEY, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE AND ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON OCTOBER 29, 2025, WHEREIN LAKEVIEW LOAN SERVICING, LLC IS THE PLAINTIFF AND MELLINDA HUEY, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, ON 02/13/2026 AT 10:00AM, PREMISES KNOWN AS 115-65 MEXICO STREET, SAINT ALBANS, NEW YORK 11412; AND THE FOLLOWING TAX MAP IDENTification, -10387-37. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 713454/2024. JERRY D. PATTERSON, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#235288

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS THE MONEY SOURCE, INC., -AGAINST- MELISSA JUDD, ADMINISTRATRIX AND HEIR AND DISTRIBUTE OF THE ESTATE OF JANICE JUDD A/K/A JANICE V. JUDD; ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE AND ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON MAY 29, 2024, WHEREIN THE MONEY SOURCE, INC. IS THE PLAINTIFF AND MELISSA JUDD, ADMINISTRATRIX AND HEIR AND DISTRIBUTE OF THE ESTATE OF JANICE JUDD A/K/A JANICE V. JUDD; ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, ON 02/13/2026 AT 10:00AM, PREMISES KNOWN AS 140-46 LATHAM LANE, JAMAICA, NEW YORK 11434; AND THE FOLLOWING TAX MAP IDENTIFICATION, -12317-56. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE LYING AND BEING IN THE BOROUGH OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 722814/2021. TAN-YA HOBSON-WILLIAMS, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#235909

WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#235290

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BANC OF AMERICA FUNDING CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-C, -AGAINST- AARON ROBLES, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE AND ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON OCTOBER 29, 2025, WHEREIN U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BANC OF AMERICA FUNDING CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-C IS THE PLAINTIFF AND AARON ROBLES, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, ON 02/20/2026 AT 10:00AM, PREMISES KNOWN AS 158-15 84TH ROAD, JAMAICA, NEW YORK 11432; AND THE FOLLOWING TAX MAP IDENTIFICATION, -9789-3. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 726129/2022. LAWRENCE M. LITWACK, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#235315

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CMLTI ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC3, -AGAINST- ANITA FOWLER, AS HEIR AND DISTRIBUTE TO THE ESTATE OF DUDLEY LOWE; ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE AND ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON NOVEMBER 13, 2025, WHEREIN U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CMLTI ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC3 IS THE PLAINTIFF AND ANITA FOWLER, AS HEIR AND DISTRIBUTE TO THE ESTATE OF DUDLEY LOWE; ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, ON 02/27/2026 AT 10:00AM, PREMISES KNOWN AS 129 -34 129 RD, ROSEDALE, NEW YORK 11422; AND THE FOLLOWING TAX MAP IDENTIFICATION, -12889-35. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 714867/2021. ALAN C. KESTENBAUM, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

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2ND DEPARTMENT/PUBLIC LEGAL NOTICES

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS HSBC BANK USA NATIONAL ASSOCIATION AS TRUSTEE FOR ELLINGTON LOAN ACQUISITION TRUST 2007-2 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-2 -AGAINST- JABBAR COLLINS, AS EXECUTOR, HEIR AND DISTRIBUTE OF THE ESTATE OF WILLIE BRIDGES, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE AND ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON NOVEMBER 6, 2025, WHEREIN HSBC BANK USA NATIONAL ASSOCIATION AS TRUSTEE FOR ELLINGTON LOAN ACQUISITION TRUST 2007-2 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-2 IS THE PLAINTIFF AND JABBAR COLLINS, AS EXECUTOR, HEIR AND DISTRIBUTE OF THE ESTATE OF WILLIE BRIDGES, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, ON 02/27/2026 AT 10:00AM, PREMISES KNOWN AS 164-21 109TH DRIVE, JAMAICA, NEW YORK 11433; AND THE FOLLOWING TAX MAP IDENTIFICATION, -10184-106. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 709183/2015. JEROME D. PATTERSON, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#235915

NOTICE OF SALE

SUPREME COURT QUEENS COUNTY MCLP ASSET COMPANY, INC., PLAINTIFF AGAINST MARIE A. VALLE, INDIVIDUALLY AND AS HEIR TO THE ESTATE OF JEAN E. REY A/ K/A JEAN REY, (DECEASED), ET AL DEFENDANT(S) ATTORNEY FOR PLAINTIFF(S) KNUCKLES & MANFRO, LLP, 120 WHITE PLAINS ROAD, SUITE 215, TARRYTOWN, NY 10591. PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE ENTERED JUNE 12, 2024, I WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE QUEENS COUNTY SUPREME COURT, COURTROOM #25, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JANUARY 30, 2026 AT 10:00 AM. PREMISES KNOWN AS 110-16 169TH STREET, JAMAICA, NY 11433. BLOCK 10195 LOT 173. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE LYING AND BEING IN THE FOURTH WARD, IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. APPROXIMATE AMOUNT OF JUDGMENT IS \$211,905.76 PLUS INTEREST, FEES, AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO 703411/2019. CASH WILL NOT BE ACCEPTED AT THE SALE. THE FORECLOSURE SALE WILL BE CONDUCTED IN ACCORDANCE WITH 11TH JUDICIAL DISTRICT'S COVID-19 POLICIES AND FORECLOSURE AUCTION RULES. THE REFEREE SHALL ENFORCE ANY RULES IN PLACE REGARDING FACIAL COVERINGS AND SOCIAL DISTANCING. REFEREE WILL ONLY ACCEPT A CERTIFIED BANK CHECK MADE PAYABLE TO THE REFEREE. CRAIG D. ZIM, ESQ., REFEREE FILE # 3000-001487

#236238

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS. CITIMORTGAGE, INC., PLAINTIFF -AGAINST- TANYA M. JOHNSON, IF SHE BE LIVING AND IS SHE BE DEAD, ETC., ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE ENTERED HEREIN AND DATED SEPTEMBER 25, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURTHOUSE, 88-11 SUT-

PHIN BLVD., IN COURTROOM # 25, JAMAICA, NY ON FEBRUARY 6, 2026 AT 11:00 A.M. PREMISES SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY SIDE OF 232ND STREET, DISTANT 229.75 FEET SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF 145TH AVENUE AND THE WESTERLY SIDE OF 232ND STREET; BEING A PLOT 100 FEET BY 40 FEET BY 100 FEET BY 40 FEET. BLOCK: 13489 LOT: 97 SAID PREMISES KNOWN AS 145-26 232ND STREET, ROSEDALE, NY 11413 APPROXIMATE AMOUNT OF LIEN \$696,502.29 PLUS INTEREST & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY TO A RETURN OF THE DEPOSIT PAID. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE MORTGAGOR, THE MORTGAGEE OR THE MORTGAGEE'S ATTORNEY. INDEX NUMBER 713164/2021. JAMES S. YOH, ESQ., REFEREE DAVID A. GALLO & ASSOCIATES LLP ATTORNEY(S) FOR PLAINTIFF 47 HILLSIDE AVENUE, 2ND FLOOR, MANHASSET, NY 11030 FILE# 7613.30

#236240

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CMLT REMIC SERIES 2007-A6-REMIC PASS-THROUGH CERTIFICATES SERIES 2007-A6, PLAINTIFF -AGAINST- SEUPERASD BHAGIRATHEE, LUTCHMIN BHAGIRATHEE, ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE ENTERED HEREIN AND DATED SEPTEMBER 25, 2023, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURTHOUSE, 88-11 SUTPHIN BLVD., IN COURTROOM # 25, JAMAICA, NY ON FEBRUARY 6, 2026 AT 11:00 A.M. PREMISES SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY SIDE OF 107TH AVENUE, DISTANT 21 FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF 107TH AVENUE WITH THE WESTERLY SIDE OF 117TH STREET; BEING A PLOT 100 FEET BY 26.20 FEET BY 100 FEET BY 26.20 FEET. BLOCK: 9570 LOT: 37 SAID PREMISES KNOWN AS 116-13 107TH AVENUE, SOUTH RICHMOND, NY 11419 APPROXIMATE AMOUNT OF LIEN \$581,887.40 PLUS INTEREST & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY TO A RETURN OF THE DEPOSIT PAID. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE MORTGAGOR, THE MORTGAGEE OR THE MORTGAGEE'S ATTORNEY. INDEX NUMBER 700405/2021. DOMINIC A. VILLONI, ESQ., REFEREE DAVID A. GALLO & ASSOCIATES LLP ATTORNEY(S) FOR PLAINTIFF 47 HILLSIDE AVENUE, 2ND FLOOR, MANHASSET, NY 11030 FILE# 5025.1723

#236241

NOTICE OF SALE

SUPREME COURT. QUEENS COUNTY. SPECIALIZED LOAN SERVICING LLC, PLTF. VS DENEKQUA DEMETRIUS, ET AL, DEFTS. INDEX #707725/2024. PURSUANT TO JUDGMENT OF FORECLOSURE AND SALE ENTERED NOVEMBER 19, 2025, I WILL SELL AT PUBLIC AUCTION IN COURTROOM #25 OF THE QUEENS COUNTY COURTHOUSE, 88-11 SUTPHIN BLVD., JAMAICA, NY ON FEBRUARY 27, 2026 AT 10:00 A.M. PREMISES K/A 2215 133RD AVENUE, LAURELTON A/K/A QUEENS A/K/A SPRINGFIELD GARDENS, A/K/A JAMAICA, NY 11413 A/K/A BLOCK 12931, LOT 41. SAID PROPERTY BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NY, KNOWN AS LOTS 255 AND 256 IN BLOCK "L" ON A CERTAIN MAP ENTITLED, "MAP OF SPRINGFIELD HILLCREST, PROPERTY OF THE WOOD HORN REALTY CORPORATION, 4TH WARD, BOROUGH

OF QUEENS, CITY OF NEW YORK" SURVEYED JUNE 1922 BY WILLIAM L. SAVACOO, C.E. AND C.S. AND FILED IN THE QUEENS COUNTY CLERK'S OFFICE ON AUGUST 12, 1922 AS MAP NO. 4151. APPROXIMATE AMOUNT OF JUDGMENT IS \$408,802.02 PLUS COSTS AND INTEREST. SOLD SUBJECT TO TERMS AND CONDITIONS OF FILED JUDGMENT AND TERMS OF SALE. ALAN C. KESTENBAUM, REFEREE. HILL WALLACK LLP, ATTYS. FOR PLTF., 261 MADISON AVENUE, 9TH FLOOR, STE. 940-941, NEW YORK, NY. FILE NO. 020292-03382- #102692

#236250

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 RCF 2 ACQUISITION TRUST, PLAINTIFF, AGAINST HARMODIO LOUIS, ET AL. DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED ON OCTOBER 30, 2025. I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION AT COURTROOM 25 OF THE QUEENS SUPREME COURT, LOCATED AT 88-11 SUTPHIN BOULEVARD, 2ND FLOOR, JAMAICA, NY 11435 ON JANUARY 30, 2026 AT 10:00 AM PREMISES KNOWN AS 92-20 95TH STREET, WOODHAVEN, NY 11421. PLEASE TAKE NOTICE THAT THIS FORECLOSURE AUCTION SHALL BE CONDUCTED IN COMPLIANCE WITH THE FORECLOSURE AUCTION RULES FOR QUEENS COUNTY, AND THE COVID 19 HEALTH EMERGENCY RULES, INCLUDING PROPER USE OF MASKS AND SOCIAL DISTANCING. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE FOURTH WARD, BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. BLOCK 8990 AND LOT 173. APPROXIMATE AMOUNT OF JUDGMENT \$503,971.69 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT. INDEX #713712/2023. LETTA BELLE, ESQ., REFEREE, ALDRIDGE PITE, LLP - ATTORNEYS FOR PLAINTIFF - 40 MARCUS DRIVE, SUITE 200, MELVILLE, NY 11747

#236269

NOTICE OF SALE

SUPREME COURT QUEENS COUNTY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION, PLAINTIFF AGAINST CHERI WILLIAMS, ET AL DEFENDANT(S) ATTORNEY FOR PLAINTIFF(S) KNUCKLES & MANFRO, LLP, 120 WHITE PLAINS ROAD, SUITE 215, TARRYTOWN, NY 10591. PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE ENTERED JUNE 5, 2025, I WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER AT THE QUEENS COUNTY SUPREME COURT, COURTROOM #25, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435 ON JANUARY 30, 2026 AT 10:00 AM. PREMISES KNOWN AS 122-48 BENTON STREET, SPRINGFIELD GARDENS, NY 11413. BLOCK 12704 LOT 52. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN ST. ALBANS, BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. APPROXIMATE AMOUNT OF JUDGMENT IS \$458,492.24 PLUS INTEREST, FEES, AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO 706821/2023. CASH WILL NOT BE ACCEPTED AT THE SALE. THE FORECLOSURE SALE WILL BE CONDUCTED IN ACCORDANCE WITH 11TH JUDICIAL DISTRICT'S COVID-19 POLICIES AND FORECLOSURE AUCTION RULES. THE REFEREE SHALL ENFORCE ANY RULES IN PLACE REGARDING FACIAL COVERINGS AND SOCIAL DISTANCING. REFEREE WILL ONLY ACCEPT A CERTIFIED BANK CHECK MADE PAYABLE TO THE REFEREE. NICOLE KAT-SORHIS, ESQ., REFEREE FILE # 2296-004201

#236237

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS. NYCTL 2021-A TRUST, AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT FOR THE NYCTL 2021-A TRUST, PLAINTIFFS -AGAINST- MORJAY REALTY COMPANY, LLC, ET AL. DEFENDANT(S). PUR-

SUANT TO A JUDGMENT OF FORECLOSURE AND SALE DATED OCTOBER 20, 2025 AND ENTERED ON OCTOBER 24, 2025, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION ON FRIDAY, FEBRUARY 6, 2026 AT 10:00 A.M. AT THE QUEENS COUNTY SUPREME COURTHOUSE, 88-11 SUTPHIN BLVD., IN COURTROOM # 25, JAMAICA, NY 11435 OR AT SUCH OTHER LOCATION IN THE COURTHOUSE THAT THE COURT MAY DESIGNATE FOR CONDUCTING THIS FORECLOSURE AUCTION, PREMISES SITUATE, LYING AND BEING IN THE BOROUGH OF QUEENS, COUNTY, CITY AND STATE OF NEW YORK, KNOWN AS 41-09 41ST STREET, UNIT 5H, SUNNYSIDE, NEW YORK 11104, TOGETHER WITH AN UNDIVIDED 2.369100 PERCENT INTEREST IN THE COMMON ELEMENTS. BLOCK: 184 LOT: 1050 SAID PREMISES KNOWN AS 41-09 41ST STREET, UNIT 5H, SUNNYSIDE, NY 11104 APPROXIMATE AMOUNT OF LIEN \$15,448.56, THROUGH SEPTEMBER 16, 2024 PLUS INTEREST FEES & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NUMBER 719637/2022. RICHARD GUTIERREZ, ESQ., REFEREE SEYFARTH SHAW LLP ATTORNEY(S) FOR PLAINTIFFS 620 EIGHTH AVENUE, NEW YORK, NY 10018

#236040

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, -AGAINST- WILLIAM WHITE JR. AS ADMINISTRATOR, HEIR AND DISTRIBUTE TO THE ESTATE OF WILLIAM S. WHITE SR, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE AND ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON NOVEMBER 19, 2025, WHEREIN BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST IS THE PLAINTIFF AND WILLIAM WHITE JR. AS ADMINISTRATOR, HEIR AND DISTRIBUTE TO THE ESTATE OF WILLIAM S. WHITE SR, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, ON 02/27/2026 AT 10:00AM, PREMISES KNOWN AS 204-06 109TH AVENUE, SAINT ALBANS, NEW YORK 11412; AND THE FOLLOWING TAX MAP IDENTIFICATION, 10907-3. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 719672/2021. MARTHA TAYLOR, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#236228



**FOR HELP IN
PREPARATION AND
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Workplace rights agency scraps anti-harassment guidance, citing Trump's orders



Members of the 75 Million coalition rally outside of the Equal Employment Opportunity Commission (EEOC) agency's headquarters Thursday, Jan. 22, 2026, in Washington, opposing the Equal Employment Opportunity Commission's move to rescind its 2024 Enforcement Guidance on Harassment in the Workplace.

AP Photo/Jose Luis Magana

By Claire Savage and Leah Askarinam
Associated Press

The federal agency in charge of enforcing workplace anti-discrimination laws on Thursday voted to rescind its own guidance on how to guard against harassment at work, marking another major shift in U.S. civil rights enforcement under President Donald Trump's second administration.

The U.S. Equal Employment Opportunity Commission's newly-established Republican majority voted to rescind the 190-page document designed to serve as a resource for compliance with Title VII of the Civil Rights Act of 1964, including how to protect transgender workers. Chair Andrea Lucas and recently-installed Commissioner Brittany Panuccio cited Trump's executive order issued last year — in which he decreed there are two immutable sexes, male and female — as one of the reasons for revoking the document.

Lucas emphasized at the beginning of Thursday's meeting that the commission's decision to rescind the guidance “will not leave a void where employers are free to harass wherever they see fit, leaving a trail of victims in their wake,” citing several recent examples of settled harassment cases. And Panuccio said that private sector resources on anti-harassment law would fill in any gaps.

But critics argue that all workers will now be more vulnerable to harassment without the EEOC guidance. Kalpana Kotagal, the lone Democrat on the commission, likened it to “throwing out the baby with the bathwater.” She voted against getting rid of it.

“At the height of the #MeToo movement, millions bravely came forward to share their stories, exposing harassment as an abuse of power,” Kotagal said. “The EEOC rose to the occasion by promulgating the guidance being rescinded today, which strives to make workplaces safer for everyone.”

The EEOC received more than 35,000 harassment complaints in fiscal year 2024.

The agency updated its guidance on workplace harassment in April 2024 under President Joe Biden for the first time in 25 years following a 2020 Supreme Court ruling that gay, lesbian and transgender people are protected from

employment discrimination. Lucas voted against the guidance at that time, citing her opposition to language warning employers against deliberately misgendering transgender employees or refusing them access to bathrooms corresponding with their gender identity.

“It is neither harassment nor discrimination for a business to draw distinctions between the sexes in providing single-sex bathrooms or other similar facilities which implicate these significant privacy and safety interests,” Lucas wrote in a 2024 statement dissenting to the guidance.

The agency under Lucas's leadership has been aggressively paring back protections for transgender workers, dropping lawsuits on their behalf as well as requiring heightened scrutiny for incoming complaints related to gender identity.

Workers' groups have voiced strong opposition to removing the EEOC's harassment guidance. Led by the National Women's Law Center, more than 80 organizations signed a letter urging Lucas to preserve it.

A few dozen protesters clustered outside the EEOC building on Thursday morning before the meeting, holding signs demanding “hands off the EEOC” and waving flags bearing the blue-and-yellow equality logo for LGBTQ+ rights group Human Rights Campaign.

“The fact that they're taking this majorly in-depth guidance that is so worker-centered and they're just chucking it all is such a slap in the face,” said Kate Miceli, a protester who previously worked at the Women's Bureau at the Department of Labor.

A group of 12 former EEOC and Department of Labor officials said withdrawing the whole document deprives “employers of a clear blueprint for creating and maintaining a harassment-free workplace and complying with anti-discrimination laws.” The group, called EEO Leaders, in a Jan. 20 statement also criticized the chair for depriving the public of the chance to weigh in on the decision by foregoing a notice and comment period.

The agency received more than 38,000 comments and public opinions during the yearslong process of developing the 2024 guidance.

US completes withdrawal from World Health Organization

By Mike Stobbe and Devi Shastri
Associated Press

The U.S. has finalized its withdrawal from the World Health Organization, one year after President Donald Trump announced America was ending its 78-year-old commitment, federal officials said Thursday.

But it's hardly a clean break.

The U.S. owes more than \$130 million to the global health agency, according to WHO. And Trump administration officials acknowledge that they haven't finished working out some issues, such as lost access to data from other countries that could give America an early warning of a new pandemic.

The withdrawal will hurt the global response to new outbreaks and will hobble the ability of U.S. scientists and pharmaceutical companies to develop vaccines and medicines against new threats, said Lawrence Gostin, a public health law expert at Georgetown University.

"In my opinion, it's the most ruinous presidential decision in my lifetime," he said.

The WHO is the United Nations' specialized health agency and is mandated to coordinate the response to global health threats, such as outbreaks of mpox, Ebola and polio. It also provides technical assistance to poorer countries; helps distribute scarce vaccines, supplies and treatments; and sets guidelines for hundreds of health conditions, including mental health and cancer.

Nearly every country in the world is a member.

U.S. officials helped lead the WHO's creation, and America has long been among the organization's biggest donors, providing hundreds of millions of dollars and hundreds of staffers with specialized public health expertise.

On average, the U.S. pays \$111 million a year in member dues to the WHO and roughly \$570 million more in annual voluntary contributions, according to the U.S. Department of Health and Human Services.

In an executive order issued right after taking office, Trump said the U.S. was withdrawing from WHO due to the organization's mishandling of the COVID-19 pandemic and other global health crises. He also cited the agency's "failure to adopt urgently needed reforms" and its "inability to demonstrate independence from the inappropriate political influence of WHO member states."

WHO, like other public health organizations, made costly mistakes during the pandemic, including at one point advising people against wearing masks. It also asserted that COVID-19 wasn't airborne, a stance it didn't officially reverse until 2024.

Another Trump adminis-

tration complaint: None of WHO's chief executives — there have been nine since the organization was created in 1948 — have been Americans. Administration officials view that as unfair given how much the WHO relies on U.S. financial contributions and on U.S. Centers for Disease Control and Prevention personnel.

Experts say the U.S. exit could cripple numerous global health initiatives, including the effort to eradicate polio, maternal and child health programs, and research to identify new viral threats.

Dr. Ronald Nahass, president of the Infectious Diseases Society of America, called the U.S. withdrawal "shortsighted and misguided" and "scientifically reckless."

The U.S. has ceased official participation in WHO-sponsored committees, leadership bodies, governance structures and technical working groups. That would seem to include the WHO group that assesses what flu strains are circulating and makes critical decisions about updating flu shots.

It also signals the U.S. is no longer participating in global flu information-sharing that guides vaccine decisions.

Such disease intelligence has helped Americans be "at the front of the line" when new outbreaks occur and new vaccines and medicines are quickly needed to counteract them and save lives, Gostin said.

Trump administration officials say they already have public health relationships with many countries and are working to ensure direct sharing of that kind of information, rather than having WHO serve as a middleman. But U.S. officials did not give specifics about how many such arrangements are in place.

Gostin, an expert on international public health treaties and collaborations, said it's unlikely the U.S. will reach agreements with more than a couple dozen countries.

Many emerging viruses are first spotted in China, but "is China going to sign a contract with the United States?" Gostin said. "Are countries in Africa going to do it? Are the countries Trump has slapped with a huge tariff going to send us their data? The claim is almost laughable."

Gostin also believes Trump overstepped his authority in pulling out of WHO. The U.S. joined the organization through an act of Congress and it is supposed to take an act of Congress to withdraw, he argued.

The U.S. is legally required to give notice one year in advance of withdrawal — which it did — but also to pay any outstanding financial obligations. The U.S. has not paid any of its dues for 2024 and 2025, leaving a balance of more than \$133 million, according to WHO.

2ND DEPARTMENT/ PUBLIC LEGAL NOTICES

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, -AGAINST- ETHEL D. RODRIGUEZ A/K/A ETHEL LOURDES D. RODRIGUEZ, ET AL.

NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE AND ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON JUNE 9, 2025, WHEREIN U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST IS THE PLAINTIFF AND ETHEL D. RODRIGUEZ A/K/A ETHEL LOURDES D. RODRIGUEZ, ET AL. ARE THE DEFENDANT(S).

I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, ON 02/27/2026 AT 10:00AM, PREMISES KNOWN AS 48-05 POYER STREET, ELMHURST, NEW YORK 11373; AND THE FOLLOWING TAX MAP IDENTIFICATION, -1543-1. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 703600/2023. MICHAEL A. CERVINI, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#236094

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, -AGAINST- DAWN HARTE, AS HEIR AND DISTRIBUTE OF THE ESTATE OF MARY E. HARTE ; ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE AND ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON NOVEMBER 24, 2025, WHEREIN BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST IS THE PLAINTIFF AND DAWN HARTE, AS HEIR AND DISTRIBUTE OF THE ESTATE OF MARY E. HARTE ET AL. ARE THE DEFENDANT(S).

I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, ON 02/27/2026 AT 10:00AM, PREMISES KNOWN AS 19 E. 10TH RD, BROAD CHANNEL, NEW YORK 11693; AND THE FOLLOWING TAX MAP IDENTIFICATION, -15461-27. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE LYING AND BEING IN THE COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 716821/2021. FEARONCE G. LALANDE, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#236182

REFeree's NOTICE OF SALE IN FORECLOSURE

SUPREME COURT - COUNTY OF QUEENS WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD1, PLAINTIFF - AGAINST - HOLLY MYERS-SPANN, ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE ENTERED ON JUNE 26, 2024, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURTHOUSE LOCATED AT 88-11 SUTPHIN BOULEVARD, JAMAICA, NY, ON THE SECOND FLOOR IN COURTROOM 25 ON THE 6TH DAY OF FEBRUARY, 2026 AT 11:00 AM. ALL THAT CERTAIN PROPERTY SITUATED IN

THE BOROUGH OF QUEENS IN THE COUNTY OF QUEENS AND STATE OF NEW YORK. PREMISES KNOWN AS 1056 BEACH 22ND ST., FAR ROCKAWAY, (CITY OF NEW YORK) NY 11691. (BL#: 15705-35) APPROXIMATE AMOUNT OF LIEN \$611,375.48 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NO. 707084/2018. BRUCE S. POVMAN, ESQ., REFEREE. DAVIDSON FINK LLP ATTORNEY(S) FOR PLAINTIFF 400 MERIDIAN CENTRE BLVD, STE 200 ROCHESTER, NY 14618 TEL. 585/760-8218 FOR SALE INFORMATION, PLEASE VISIT AUCTION.COM AT WWW.AUCTION.COM OR CALL (800) 280-2832 DATED: DECEMBER 23, 2025 DURING THE COVID-19 HEALTH EMERGENCY, BIDDERS ARE REQUIRED TO COMPLY WITH ALL GOVERNMENTAL HEALTH REQUIREMENTS IN EFFECT AT THE TIME OF SALE INCLUDING BUT NOT LIMITED TO, WEARING FACE COVERINGS AND MAINTAINING SOCIAL DISTANCING (AT LEAST 6- FEET APART) DURING THE AUCTION, WHILE TENDERING DEPOSIT AND AT ANY SUBSEQUENT CLOSING. BIDDERS ARE ALSO REQUIRED TO COMPLY WITH THE FORECLOSURE AUCTION RULES AND COVID-19 HEALTH EMERGENCY RULES ISSUED BY THE SUPREME COURT OF THIS COUNTY IN ADDITION TO THE CONDITIONS SET FORTH IN THE TERMS OF SALE.

#236406

REFeree's NOTICE OF SALE IN FORECLOSURE

SUPREME COURT - COUNTY OF QUEENS CITIMORTGAGE, INC., PLAINTIFF - AGAINST - JOSEPH P. GUECI, ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE ENTERED ON NOVEMBER 10, 2025, I, THE UNDERSIGNED REFEREE WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURTHOUSE LOCATED AT 88-11 SUTPHIN BOULEVARD, JAMAICA, NY, ON THE SECOND FLOOR IN COURTROOM 25 ON THE 6TH DAY OF FEBRUARY, 2026 AT 10:00 AM. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS THEREON ERECTED, SITUATE, LYING AND BEING IN THE THIRD WARD OF THE BOROUGH OF QUEENS, COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. PREMISES KNOWN AS 157-23 14TH AVENUE, WHITESTONE, (CITY OF NEW YORK) NY 11357. (BL#: 4560-24) APPROXIMATE AMOUNT OF LIEN \$603,605.04 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NO. 717776/2022. JEROME PATTERSON, ESQ., REFEREE. DAVIDSON FINK LLP ATTORNEY(S) FOR PLAINTIFF 400 MERIDIAN CENTRE BLVD, STE 200 ROCHESTER, NY 14618 TEL. 585/760-8218 FOR SALE INFORMATION, PLEASE VISIT AUCTION.COM AT WWW.AUCTION.COM OR CALL (800) 280-2832 DATED: NOVEMBER 17, 2025 DURING THE COVID-19 HEALTH EMERGENCY, BIDDERS ARE REQUIRED TO COMPLY WITH ALL GOVERNMENTAL HEALTH REQUIREMENTS IN EFFECT AT THE TIME OF SALE INCLUDING BUT NOT LIMITED TO, WEARING FACE COVERINGS AND MAINTAINING SOCIAL DISTANCING (AT LEAST 6- FEET APART) DURING THE AUCTION, WHILE TENDERING DEPOSIT AND AT ANY SUBSEQUENT CLOSING. BIDDERS ARE ALSO REQUIRED TO COMPLY WITH THE FORECLOSURE AUCTION RULES AND COVID-19 HEALTH EMERGENCY RULES ISSUED BY THE SUPREME COURT OF THIS COUNTY IN ADDITION TO THE CONDITIONS SET FORTH IN THE TERMS OF SALE.

#236407

SUPPLEMENTAL SUMMONS

SUPREME COURT OF THE STATE OF NEW YORK INDEX NO. 723891/2021 COUNTY OF QUEENS MORTGAGE ASSETS MANAGEMENT, LLC, PLAINTIFF, VS. JOHNIE R TOWNSEND JR, AS HEIR AND DISTRIBUTE OF THE ESTATE OF EMMIA TOWNSEND; MICHELLE LEE BYNUM AKA MICHELLE TOWNSEND, AS HEIR AND DISTRIBUTE OF THE ESTATE OF EMMIA TOWNSEND; MICHAEL BRANDON ALEXANDER TOWNSEND, AS HEIR AND DISTRIBUTE OF THE ESTATE OF EMMIA TOWNSEND; MARATESA CHARISSE TOWNSEND, AS HEIR AND DISTRIBUTE OF THE ESTATE OF EMMIA TOWNSEND; RASHIDA E HURK, AS HEIR AND DISTRIBUTE OF THE ESTATE OF EMMIA TOWNSEND; JONATHAN L JOHNSON, AS HEIR AND DISTRIBUTE OF THE ESTATE OF EMMIA TOWNSEND; CAMILLE DEIDRA COLEMAN, AS HEIR AND DISTRIBUTE OF THE ESTATE OF EMMIA TOWNSEND; UNKNOWN HEIRS AND DISTRIBUTEES OF THE ESTATE OF EMMIA TOWNSEND, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, CLAIMING, OR WHO MAY CLAIM TO

HAVE AN INTEREST IN, OR GENERAL OR SPECIFIC LIEN UPON THE REAL PROPERTY DESCRIBED IN THIS ACTION; SUCH UNKNOWN PERSONS BEING HEREIN GENERALLY DESCRIBED AND INTENDED TO BE INCLUDED IN THE FOLLOWING DESIGNATION, NAMELY: THE WIFE, WIDOW, HUSBAND, WIDOWER, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS, AND ASSIGNEES OF SUCH DECEASED, ANY AND ALL PERSONS DERIVING INTEREST IN OR LIEN UPON, OR TITLE TO SAID REAL PROPERTY BY, THROUGH OR UNDER THEM, OR EITHER OF THEM, AND THEIR RESPECTIVE WIVES, WIDOWS, HUSBANDS, WIDOWERS, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS AND ASSIGNS, ALL OF WHOM AND WHOSE NAMES, EXCEPT AS STATED, ARE UNKNOWN TO PLAINTIFF; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; WELLS FARGO BANK, NA, AS TRUSTEE FOR ABFC 2004-OPT5 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2004-OPT5; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; NEW YORK CITY PARKING VIOLATIONS BUREAU; NEW YORK CITY TRANSIT ADJUDICATION BUREAU; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA; KIARA "DOE" (REFUSED LAST NAME) AS JOHN DOE #1; "JOHN DOE" (REFUSED NAME) AS JOHN DOE #2; "JOHN DOE" (REFUSED NAME) AS JOHN DOE #3; "JOHN DOE" (REFUSED NAME) AS JOHN DOE #4; "JANE DOE" (REFUSED NAME) AS JOHN DOE #5; "JANE DOE" (REFUSED NAME) AS JOHN DOE #6, "JOHN DOE #7" THROUGH "JOHN DOE #12," THE LAST SIX 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: 116-30 147TH STREET, JAMAICA, NY 11436 BLOCK: 12006, LOT: 19 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 \$544,185.00 AND INTEREST, RECORDED ON JANUARY 09, 2007, IN CRFN 2007000016875, OF THE PUBLIC RECORDS OF QUEENS COUNTY, NEW YORK., COVERING PREMISES KNOWN AS 116-30 147TH STREET, JAMAICA, NY 11436. THE RELIEF SOUGHT IN THE WITHIN ACTION IS A FINAL JUDGMENT DIRECTING THE SALE OF THE PREMISES DESCRIBED ABOVE TO SATISFY THE DEBT SECURED BY THE MORTGAGE DESCRIBED ABOVE. 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 (CITI BANK, N.A. F/K/A ONE WEST BANK, FSB) AND FILING THE ANSWER WITH THE COURT. THE FOREGOING SUMMONS IS SERVED UPON YOU BY PUBLICATION PURSUANT TO AN ORDER OF THE HONORABLE MAURICE E MUIR, J.S.C. DATED: NOVEMBER 28, 2025 FILED: DECEMBER 2, 2025. THE OBJECT OF THIS ACTION IS TO FORECLOSE A MORTGAGE AND COVERING THE PREMISES KNOWN AS 104-30 164TH PLACE, JAMAICA, NY 11433. DATED AND FILED: NOVEMBER 28, 2025 GREENSPOON MARDER LLP, ATTORNEY FOR PLAINTIFF, BY: RASPREET BHATTIA, ESQ., 1345 AVENUE OF THE AMERICAS, SUITE 2200, NEW YORK, NY 10105 P: (212) 524-5000 F: (212) 524-5050 NO SERVICE BY FAX) SERVICE PURPOSES ONLY: TRADE CENTRE SOUTH 100 W. CYPRESS CREEK ROAD, SUITE 700, FORT LAUDERDALE, FL 33309 P: (888) 491-1120 F: (954) 343-6982

THE ANSWER WITH THE COURT. DATED: DECEMBER 22ND, 2025 WESTBURY, NY ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC ATTORNEY FOR PLAINTIFF MATTHEW ROTHSTEIN, ESQ. 900 MERCHANTS CONCOURSE, SUITE 310 WESTBURY, NY 11590 516-280-7675

#236382

SUPPLEMENTAL SUMMONS

SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF QUEENS - CITI BANK, N.A. F/K/A ONE WEST BANK, FSB, PLAINTIFF, -AGAINST- FREDERICK D. TUCKER A/K/A FREDERICK BLOCKER, AS HEIR AND DISTRIBUTE OF THE ESTATE OF VERNELL BLOCKER, MICHAEL TUCKER, AS HEIR AND DISTRIBUTE OF THE ESTATE OF VERNELL BLOCKER, SUSAN BLOCKER, AS HEIR AND DISTRIBUTE OF THE ESTATE OF VERNELL BLOCKER, CHERYL TUCKER, AS HEIR AND DISTRIBUTE OF THE ESTATE OF VERNELL BLOCKER, DONNA HOLLIS, AS HEIR AND DISTRIBUTE OF THE ESTATE OF VERNELL BLOCKER, TANISHA GRAHAM, AS HEIR AND DISTRIBUTE OF THE ESTATE OF VERNELL BLOCKER, HENRY PICKNEY, AS HEIR AND DISTRIBUTE OF THE ESTATE OF VERNELL BLOCKER, TANESHA TAYLOR, AS HEIR AND DISTRIBUTE OF THE ESTATE OF VERNELL BLOCKER, RICHARD DENARD HARRIS, AS HEIR AND DISTRIBUTE OF THE ESTATE OF VERNELL BLOCKER, JA-KIRA HARRIS, AS HEIR AND DISTRIBUTE OF THE ESTATE OF VERNELL BLOCKER, UNKNOWN HEIRS AND DISTRIBUTEES OF THE ESTATE OF VERNELL BLOCKER, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; "JOHN DOE"; "RICHARD ROE"; "JANE DOE"; "CORR COE"; "DICK MOE"; AND "RUBY POE"; THE SIX DEFENDANTS LAST NAMED IN QUOTATION MARKS BEING INTENDED TO DESIGNATE TENANTS OR OCCUPANTS IN POSSESSION OF THE HEREIN DESCRIBED PREMISES OR PORTIONS THEREOF, IF ANY THERE BE, SAID NAMES BEING FICTITIOUS, THEIR TRUE NAME BEING UNKNOWN TO PLAINTIFF; DEFENDANTS - INDEX NO. 700112/2014 PLAINTIFF DESIGNATES QUEENS COUNTY AS THE PLACE OF TRIAL. THE BASIS OF VENUE IS THAT THE SUBJECT ACTION IS SITUATED IN QUEENS COUNTY. TO THE ABOVE NAMED DEFENDANTS-YOU ARE HEREBY SUMMONED TO ANSWER THE COMPLAINT IN THIS ACTION AND TO SERVE A COPY OF YOUR ANSWER, OR, IF THE COMPLAINT IS NOT SERVED WITH THIS SUMMONS, TO SERVE A NOTICE OF APPEARANCE, ON THE PLAINTIFF'S ATTORNEY(S) WITHIN 20 DAYS AFTER THE SERVICE OF THIS SUMMONS, EXCLUSIVE OF THE DAY OF SERVICE (OR WITHIN 30 DAYS AFTER THE SERVICE IS COMPLETE IF THIS SUMMONS IS NOT PERSONALLY DELIVERED TO YOU WITHIN THE STATE OF NEW YORK); AND IN CASE OF YOUR FAILURE TO APPEAR OR ANSWER, JUDGMENT WILL BE TAKEN AGAINST YOU BY DEFAULT FOR THE RELIEF DEMANDED IN THE COMPLAINT. THAT THIS SUPPLEMENTAL SUMMONS IS BEING FILED PURSUANT TO AN ORDER OF THE COURT DATED NOVEMBER 28, 2025. 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 (CITI BANK, N.A. F/K/A ONE WEST BANK, FSB) AND FILING THE ANSWER WITH THE COURT. THE FOREGOING SUMMONS IS SERVED UPON YOU BY PUBLICATION PURSUANT TO AN ORDER OF THE HONORABLE MAURICE E MUIR, J.S.C. DATED: NOVEMBER 28, 2025 FILED: DECEMBER 2, 2025. THE OBJECT OF THIS ACTION IS TO FORECLOSE A MORTGAGE AND COVERING THE PREMISES KNOWN AS 104-30 164TH PLACE, JAMAICA, NY 11433. DATED AND FILED: NOVEMBER 28, 2025 GREENSPOON MARDER LLP, ATTORNEY FOR PLAINTIFF, BY: RASPREET BHATTIA, ESQ., 1345 AVENUE OF THE AMERICAS, SUITE 2200, NEW YORK, NY 10105 P: (212) 524-5000 F: (212) 524-5050 NO SERVICE BY FAX) SERVICE PURPOSES ONLY: TRADE CENTRE SOUTH 100 W. CYPRESS CREEK ROAD, SUITE 700, FORT LAUDERDALE, FL 33309 P: (888) 491-1120 F: (954) 343-6982

#236556

COMMERCE

2ND DEPARTMENT / New Business Formations

K&R OWNERS LLC
NOTICE OF FORMATION OF K&R OWNERS LLC. ARTICLE OF ORG. FILED WITH THE SSNY ON 12/16/2025. 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 AT 6635 79TH STREET, MIDDLE VILLAGE, NY 11379. PURPOSE: ANY LAWFUL PURPOSE.

#236130

ASTORIA AESTHETIC AND BEAUTY LLC
ASTORIA AESTHETIC AND BEAUTY LLC. FILED WITH SSNY ON 12/01/2025. OFFICE: QUEENS COUNTY. SSNY DESIGNATED AS AGENT FOR PROCESS & SHALL MAIL TO: 37-16 92 ST., #R, JACKSON HEIGHTS, NY 11372. PURPOSE: ANY LAWFUL

#236143

SOLE MEDIA SOLUTIONS, LLC
SOLE MEDIA SOLUTIONS, LLC. FILED WITH SSNY ON 06/12/2025. OFFICE: QUEENS COUNTY. SSNY DESIGNATED AS AGENT FOR PROCESS & SHALL MAIL TO: 88-42 81ST RD, GLENDALE, NY 11385. PURPOSE: ANY LAWFUL

#236144

MALKEET SINGH LLC
MALKEET SINGH LLC . FILED WITH SSNY ON 11/24/2025. OFFICE: QUEENS COUNTY. SSNY DESIGNATED AS AGENT FOR PROCESS & SHALL MAIL TO: 7826 265TH ST, GLEN OAKS, NY 11004. PURPOSE: ANY LAWFUL

#236145

THE NEWCHILD LLC
THE NEWCHILD LLC. FILED WITH SSNY ON 12/11/2025. OFFICE: QUEENS COUNTY. SSNY DESIGNATED AS AGENT FOR PROCESS & SHALL MAIL TO: 150-26 115TH RD, JAMAICA, NY 11434. PURPOSE: ANY LAWFUL

#236146

57-01 CATALPA AVENUE, LLC
57-01 CATALPA AVENUE, LLC FILED ARTS. OF ORG. WITH THE SECT'Y OF STATE OF NY (SSNY) ON 10/3/2025. OFFICE: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED AND SHALL MAIL PROCESS TO: C/O THE LLC, 63-20 74TH ST, MIDDLE VILLAGE, NY 11379. PURPOSE: ANY LAWFUL ACT.

#236299

71-15 65TH PLACE, LLC
71-15 65TH PLACE, LLC FILED ARTS. OF ORG. WITH THE SECT'Y OF STATE OF NY (SSNY) ON 9/23/2025. OFFICE: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED AND SHALL MAIL PROCESS TO: THE LLC, 63-20 74TH ST, MIDDLE VILLAGE, NY 11379. PURPOSE: ANY LAWFUL ACT.

#236300

4026 193 LLC
4026 193 LLC. ARTS. OF ORG. FILED WITH THE SSNY ON 09/12/25. 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, 40-26 193RD STREET, 20, FLUSHING, NY 11358. PURPOSE: ANY LAWFUL PURPOSE.

#236445

2179 CLARENDON BH MAZAL NBD LLC
2179 CLARENDON BH MAZAL NBD LLC ART. OF ORG. FILED SEC. OF STATE OF NY 10/1/2024. OFF. LOC. : QUEENS CO. SSNY DESIGNATED AS AGENT UPON WHOM PROCESS MAY BE SERVED & SHALL MAIL PROC.: C/O, BENZAKUNIM BADALOV, 212-45 26TH AVENUE, SUITE 7, BAYSIDE, NY 11360, USA. PURPOSE: ANY LAWFUL PURPOSE.

#236477

IMAGINE MEDIA SOLUTIONS LLC
IMAGINE MEDIA SOLUTIONS LLC. ARTS. OF ORG. FILED WITH THE SSNY ON 01/05/26. 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, 56-43 211TH STREET, BAYSIDE, NY 11364. PURPOSE: ANY LAWFUL PURPOSE.

#236647

ROOTED WITH RINDY LLC
NOTICE OF FORMATION OF ROOTED WITH RINDY LLC. ARTS. OF ORG. FILED WITH SECY. OF STATE OF NY (SSNY) ON 11/19/2025. OFFICE LOCATION: QUEENS COUNTY. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: THE COMPANY, 175-61 HILL-SIDE AVE., STE. 202, PMB 3004, JAMAICA, NY 11432. PURPOSE: ANY LAWFUL ACTIVITIES.

#236652

110 WHITESTONE LLC
110 WHITESTONE LLC. FILED 11/20/25. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 12102 95TH AVE, RICHMOND HILL, NY 11419. PURP: ANY LAWFUL.

#236673

FANG 99 LLC
FANG 99 LLC. FILED 9/8/25. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 46-58 PARSONS BLVD, FLUSHING, NY 11355. PURP: ANY LAWFUL.

#236674

165L CONSULTING LLC
165L CONSULTING LLC. FILED 11/12/25. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 474 48TH AVE, LONG ISLAND CITY, NY 11109. PURP: ANY LAWFUL.

#236675

33-06 DITMARS BLVD LLC
33-06 DITMARS BLVD LLC. FILED 11/5/25. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 33-06 DITMARS BLVD, ASTORIA, NY 11105. PURP: ANY LAWFUL.

#236676

SIGNATURE PROPERTY HOLDING LLC
SIGNATURE PROPERTY HOLDING LLC. FILED 11/25/25. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 80-62 188TH ST, JAMAICA ESTATES, NY 11423. PURP: ANY LAWFUL.

#236677

Z&L 2286 LLC
Z&L 2286 LLC. FILED 12/2/25. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 7433 44TH AVE, ELMHURST, NY 11373. PURP: ANY LAWFUL.

#236678

CHEUNG GROUP 1997 LLC
CHEUNG GROUP 1997 LLC. FILED 12/10/25. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 144-54 SANFORD AVE, FLUSHING, NY 11355. PURP: ANY LAWFUL.

#236679

BL EVERGREEN LLC
BL EVERGREEN LLC. FILED 12/15/25. EFFECTIVE DATE: 1/1/26. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 69-19 SPRINGFIELD BLVD, BAYSIDE, NY 11364. PURP: ANY LAWFUL.

#236680

GENTLE POWER LLC
GENTLE POWER LLC. FILED 12/18/25. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 3716 UNION ST, FLUSHING, NY 11354. PURP: ANY LAWFUL.

#236681

CLOUD TECHNOLOGIES SOLUTIONS LLC
CLOUD TECHNOLOGIES SOLUTIONS LLC. FILED 12/17/25. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 39-15 240TH ST, DOUGLASTON, NY 11363. PURP: ANY LAWFUL.

#236682

11-25 LLC
NOTICE OF FORMATION OF 11-25 LLC. ARTS. OF ORG. FILED WITH NY DEPT. OF STATE: 1/13/26. OFFICE LOCATION: QUEENS COUNTY. SEC. OF STATE DESIGNATED AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED AND SHALL MAIL PROCESS TO: 100 SWALE BROOK LANE, MILFORD, PA 18337, PRINCIPAL BUSINESS ADDRESS. PURPOSE: ANY LAWFUL ACTIVITY.

#237075

11101 LEXRAY PRODUCTIONS LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: LEXRAY PRODUCTIONS LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 12/25/2025. 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 RANDY ALEXANDER SHAMMA 4550 PEARSON ST., 60 LONG ISLAND CITY, NY, 11101. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#236467

11354 PASSPORT NUTRITION LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: PASSPORT NUTRITION LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 1/10/2026. 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 SAMMI ZHANG 38-30 147TH STREET, FLUSHING, NY, 11354. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#236884

11412 AURAESTHETICS LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: AURAESTHETICS LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 11/24/2025. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS THE LLC, 19117 114TH ROAD SAINT ALBANS, NY, 11412. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#235900

11416 AIKITA LABS LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: AIKITA LABS LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 12/15/2025. 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 JOSEPH MARX 85-15 97TH AVENUE, QUEENS, NY, 11416. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#236307

11552 876 SPICE LOUNGE LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: 876 SPICE LOUNGE LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 12/11/2025. 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 NIMOY LIVINGSTON 882 ROOSEVELT ST, WEST HEMPSTEAD, NY, 11552. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#236290

12207 M-ROADWAY LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: M-ROADWAY LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 9/2/2025. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS ZENBUSINESS INC. 41 STATE STREET, SUITE 112 ALBANY, NY, 12207. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#236305

SUMMER WELLNESS LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: SUMMER WELLNESS LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 12/29/2025. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS ZENBUSINESS INC. 41 STATE STREET, SUITE 112 ALBANY, NY, 12207. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#236465

4315 54TH STREET LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: 4315 54TH STREET LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 12/29/2025. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS ZENBUSINESS INC. 41 STATE STREET, SUITE 112 ALBANY, NY, 12207. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#236471

3003 LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: 3003 LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 12/22/2025. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS ZENBUSINESS INC. 41 STATE STREET, SUITE 112 ALBANY, NY, 12207. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#236483

ISABEL MALLET LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: ISABEL MALLET LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 1/13/2026. NY OFFICE LOCATION: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. THE POST OFFICE ADDRESS TO WHICH THE SSNY SHALL MAIL A COPY OF ANY PROCESS AGAINST THE LLC SERVED UPON HIM/HER IS ZENBUSINESS INC. 41 STATE STREET, SUITE 112 ALBANY, NY, 12207. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#236961

Trump administration tells agencies to compile data on money sent to Democratic states



President Donald Trump speaks during a meeting of Global Business Leaders at the Annual Meeting of the World Economic Forum in Davos, Switzerland, Wednesday, Jan. 21, 2026.

AP Photo/Evan Vucci

By Geoff Mulvihill
Associated Press

President Donald Trump's budget office this week ordered most government agencies to compile data on the federal money that is sent to 14 mostly Democratic-controlled states and the District of Columbia in what it describes as a tool to "reduce the improper and fraudulent use of those funds."

The order comes a week after Trump said he intended to cut off federal funding that goes to states that are home to "sanctuary cities" that resist his immigration policies. He said that would start Feb. 1 but hasn't unveiled further details.

A memo to federal departments and agencies did not explain why those states were targeted. All but one — Virginia — were either included last year on the administration's list of sanctuary places or were home to at least one jurisdiction that was. In Virginia, one of Democratic Gov. Abigail Spanberger's first acts after taking office Saturday was to rescind a directive by Republican former Gov. Glenn Youngkin that required law enforcement cooperation with immigration officials.

There is no strict definition for sanctuary policies or sanctuary cities, but the terms generally describe limited cooperation with U.S. Immigration and Customs Enforcement.

The memo, while unusual, stops far short of suspending money.

"This is a data-gathering exercise only," it said. "It does not involve withholding funds."

Trump said at a White House news conference Tuesday — the same day the memo went to federal departments — that he still intended to cut off funding.

"We're not going to pay them anymore. They are sanctuary for criminals," he said. "They can sue us and maybe they'll win, but we're not giving money to sanctuary cities anymore."

The memo applies to all federal departments and agencies except the Department of Defense, which the administration now refers to as the Department of War, and the Department of Veterans Affairs.

It asks for details about grants, loans and other federal funds provided to the states and local governments in those states, along with institutions of higher education and nonprofits in the states.

The agencies are being told not to report on the use of at least some money that goes directly to individuals, such as federal student aid.

IT'S IN QUEENS

MLK Day was great in Queens. Now, the borough is slowly getting ready for Valentine's Day with a week of Asian art, performance art, acoustic art, visual art, theatrical art, and squash. Please read on.

Red Horizon Opening

Jan. 23, 6 p.m.

First night of a group exhibition of 15 New York-based Asian artists who reflect on courage, vitality, and new beginnings through painting, sculpture, installation, and mixed media. The show remains on display through March 1.

Flushing Town Hall, 137-35 Northern Blvd.

Take Root

Jan. 23 and 24, 8 p.m.

Two nights of dance by Miho Ryu and Nicole Kadar-Greene/NK&D/a movement company. \$22.

Green Space Studios, 37-24 24th St., Ste. 211, Long Island City

Hypercube: Thinking Outside of the Box

Jan. 24, 7 p.m.

This NYC-based quartet — Erin Rogers (saxophones), Jay Sorce (electric guitar), Chris Graham (percussion), and Andrea Lodge (piano and accordion) — pushes the boundaries of classical chamber music through a cutting-edge mix of electric and acoustic sound worlds.

The Church-in-the-Gardens, 50 Ascan Ave., Forest Hills

Johnny Carson Presents Jim Henson

Jan. 24 and 25, 1 p.m.

Henson historian Craig Shemin and Mark Malkoff, author of *Love, Johnny Carson*, present rarely seen highlights from the Muppets' appearances with Carson, including excerpts from the 1979 episode of *The Tonight Show* guest-hosted by Kermit the Frog. \$17.50.

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

Plugged or Unplugged

Jan. 24, 4 p.m.

What are the differences between electric and acoustic instruments? What happens when you mix plugged and unplugged sounds together? Find out during this interactive children's concert.

The Church-in-the-Gardens, 50 Ascan Ave., Forest Hills

Fertile Ground: New Works Showcase

Jan. 25, 7 p.m.

Audiences watch dance works-in-progress and



A group exhibition of 15 New York-based Asian artists opens at Flushing Town Hall on Friday.

Photo via QEDC

discuss them over wine and cheese during this monthly program. This edition features Bruised Pear Dance Project, Dan Doran, Georgia Dahill-Fuchel, Macy Alday & Juliann Craft, Maïlys Dumas-Lattaque, and Susanna Procario-Foley.

Green Space, 37-24 24th St., Ste. 211, Long Island City

Maspeth Squash Winter Classic

Jan. 28, 11:30 a.m.

The second annual event features exhibition matches on the world's only outdoor steel squash court. Tim Brownell, the highest-ranked U.S. player, and Tinne Gilis, currently ranked ninth in the world, are among the competitors.

Maspeth Squash (Maspeth Welding), 59-30 54th St.

Encore Broadway Queens

Jan. 28, 10:30 a.m.

Seniors meet new friends and explore the magic



A top-tier squash tournament comes to Maspeth.

Photo via QEDC



Hypercube, a NYC-based quartet comes to The Church-in-the-Gardens.

Photo via QEDC

of musical theater as they prepare for a series of performances.

Flushing Town Hall, 137-35 Northern Blvd.

Pat Oleszko: Fool Disclosure

Jan. 29 through April 27; opening reception

Jan. 29, 6 p.m.

Oleszko's first solo show at an NYC institution in more than 35 years blends humor, sharp social commentary, and defiance of authority. Sculptures become props for raucous performances addressing issues such as accessible housing, women's rights, and world politics.

SculptureCenter, 44-19 Purves St., Long Island City

Irish & Southern Italian-Sicilian Fusion

Jan. 29, 7 p.m.

Live music by Jerry O'Sullivan (uilleann pipes, tin whistle), Colin Harte (vocals, piano, bodhrán), and David Marker (Sicilian and Calabrian bagpipes, zampogna, chitarra battente, tamburello, vocals).

New York Irish Center, 10-40 Jackson Ave., Long Island City

Presentation by the Official Queens Historian

Jan. 29, 7:30 p.m.

Jason Antos discusses his latest book, which traces Flushing's evolution from rural village to urban hub.

Bayside Historical Society, The Castle, 208 Totten Ave., Fort Totten

Meet the Playwright

Jan. 29, 8 p.m.

Semi-staged readings by Queens-based BIPOC playwrights followed by conversations with the creative teams. This presentation features *Olví-dame (Forget Me)* by Margot Carmody.

Jamaica Center for Arts & Learning, 161-04 Jamaica Ave.

Do Aliens Speak Physics?

Jan. 29, 6 p.m.

A virtual conversation with physicist Daniel Whiteson and cartoonist Andy Warner about their book exploring what humans and aliens might have in common.

Online (Queens Public Library)

BOC issues report on Rikers deaths

Continued from page 1

Before his arrest, Kelly had been hospitalized for schizoaffective disorder and bipolar disorder 50 times. His longest stay at a hospital came to an end a week before his arrest.

He was placed in a mental observation housing area where he appeared to struggle. During his first week in jail, Kelly was seen banging his head against a wall and scratching his arms with an unknown object. He was then placed on suicide watch.

While in a de-escalation unit, Kelly allegedly continued to harm himself and, at one point, told a doctor that he planned to buy a gun and kill himself.

For the next several weeks, Kelly was shuffled in and out of mental health units. On June 20, he was moved to a new cell in the Eric M. Taylor Center on Rikers, where a suicide prevention aide was not on duty.

That afternoon, an officer required to conduct tours of the housing area walked by Kelly's cell but did not look inside around 2 p.m., according to the report. An hour later, the officer walked by the cell again and noticed Kelly hanging by the neck from a linen sheet. The medical examiner later determined he died of suicide by hanging.

While no staff were disciplined in Kelly's death, that wasn't the case in the death of 33-year-old Edwin Quispe, who died on July 22.

Quispe was arrested on May 21, and told health staff when he arrived that "he heard and saw things that were not there," according to the report. He was then placed into a general housing unit.

On July 14, Quispe allegedly slipped in a shower and hit his head on the ground. Though he filed a complaint and told officers about the



Fifteen people died in Department of Correction custody in 2025, the highest death toll since 2022 when 19 people died.

AP file photo by Seth Wenig

incident, he was never brought to a doctor, according to the report.

On July 19, Quispe was placed into a different general housing area. Three days later, while Quispe was in his cell, the "A" post officer, who sits in a secure room inside the housing area, left their shift early without telling anyone. The "B" post officer, who is required to make rounds in a housing area, assumed the role of the "A" post officer, leaving the area without a "B" post officer, according to the report.

Shortly after the switch, Quispe got out of his bed and went into a bathroom. He allegedly spent the next three minutes near a shower, appearing to look up at something.

He then left the bathroom, went to his bed, pulled something out from underneath his pillow.

Quispe walked back to the bathroom and stepped beyond a shower curtain, taking him out of the view of a camera. About an hour later, a fellow detainee walked into the shower area

and saw Quispe hanging from the shower bar.

He was pronounced dead shortly after.

The "A" officer who abandoned their post was suspended for 30 days for the incident.

Staff were disciplined in four of the seven deaths detailed in the BOC report this week, though all of the deaths remain under investigation by various oversight bodies and the DOC.

As a result of the ongoing investigations, the DOC declined to respond to specific details laid out in the report.

BEHIND THE BENCH



Carol LaCroix reflects on a long career in the courts

By Noah Powelson
Queens Daily Eagle

Claudell LaCroix, a common face in courthouses across the city, is set to retire in 2027.

LaCroix said it was a bittersweet decision, but after 23 years working as a court officer and another 10 working in public service, she's said the time is right.

Originally from Trinidad, LaCroix's mother was a skilled seamstress who moved to New York hoping for a better life for her kids. She worked as a housekeeper for several years, saving money until she got her green card and could bring LaCroix and her siblings over. At 13, LaCroix moved to the city, where she got her education through the New York City public school system and the City University of New York.

Before working for the courts, LaCroix already had a long career in public service. She worked for the New York State Department of Labor for several years in an administrative job. But, at the time, LaCroix desired a job in law enforcement, and took as many civil servant exams as she could.

She eventually got a call back for one of them, and got a job working at the Sing Sing Correctional Facility in upstate New York in 1997.

She described her time serving in Sing Sing as one of the most stressful and scary times of her life, especially as a mother, but that the experience taught her how to be strong, forceful, and diplomatic.

"Either you learn and persevere or you quit," LaCroix said. "I had three children to

think about. So, I was like, 'I had to do what I had to do.' And I persevered."

LaCroix worked at Sing Sing for five years before eventually deciding she needed another career that made it easier to take care of her children. She got a call back on her court officer test, she started her career in the courts in 2002 when she was assigned to Bronx Housing Court.

When she was eventually transferred to Queens Civil, she said the new courthouse felt like "heaven" to her. She would stay there for 20 years.

"The officers here in the courts are some of the best I've ever come across," LaCroix told the Eagle. "We definitely have each other in everything, in every aspect. I love working here, and I'm really going to miss it, but it's time to retire."

Now, with her two oldest children with careers of their own and her youngest in college, LaCroix feels it's finally time to hang up her hat.

With the end in sight, LaCroix is already planning how she'll spend her retirement. She is going to head down south at some point to see her children in Virginia, but LaCroix is also looking forward to hitting the seas on some cruises. A traveler and lover of cruising, LaCroix said she wants to make use of the time by visiting all the places in the world she hasn't had the chance to yet.

"I want to enjoy life a little bit, going on my different cruises to Hawaii, Alaska, Switzerland, Europe," LaCroix told the Eagle. "Life is short, enjoy it while you have it."



Claudelle "Carol" LaCroix is a court officer at Queens Civil Court. Photo courtesy of Carol LaCroix