

QUEENS TODAY

AUGUST 14, 2026

WITH CYCLING IN NEW YORK CITY more popular now than ever before and Queens being home to a growing network of avid bike riders, Queens Borough President Donovan Richards is holding his office's inaugural "Ride Queens" bike tour, a free community cycling event that will take riders across The World's Borough. Hosted in partnership with NYC Parks and Transportation Alternatives, Ride Queens will take place on Sunday, Sept. 20. Participants will be able to choose to ride along one of two scenic routes, each featuring some of Queens' best existing and future greenway infrastructure — a 12-mile loop through Central Queens and a 25-mile route that expands into Northern and Eastern Queens. Both loops will begin and end in Flushing Meadows Corona Park. "There are few better ways to take in the sights and sounds of Queens than a two-wheel trek throughout the diverse communities that make up The World's Borough," Richards said. "Whether you're just learning how to ride or you're a dedicated cyclist who gets around the city on your bike, Ride Queens is for you. Come make friends, get a workout in, see Queens in a brand-new way and be a part of our borough's diverse cycling community. See you on the loops!"

QUEENS ASSEMBLYMEMBER STEVEN Raga hosted a Law School Info Day at his office in Woodside on Thursday, bringing together law school admissions professionals, attorneys and aspiring law students. Attendees participated in two panels organized by Raga's office. The first focused on navigating the law school admissions process, while the second brought together attorneys and legal professionals to discuss career paths, public-interest law and opportunities to use a legal education in service of their communities. "For too many young people from working-class and immigrant families, careers in law can feel out of reach — not because they lack the ability, but because they lack the same access to information, mentorship and professional networks," said Raga. "I'm grateful to the admissions professionals, attorneys and legal practitioners who generously shared their expertise and perspectives."

A QUEENS MAN WAS ARRESTED Thursday after his parole officers found a dead dog that appeared to have been abused in his College Point home, amNY reported. Police arrested the unnamed man after parole officers arrived for a compliance check Thursday morning only to be hit with an overpowering smell. "I don't even want to go inside, it smells so bad," one of the officers told the publication. Inside, the authorities allegedly found a dead dog that had been left to starve. Neighbors told the outlet they had been smelling the dog's corpse for weeks.



City Councilmember Sandy Nurse, co-chair of the progressive caucus, joins court watchers outside Manhattan Criminal Courthouse. Eagle photo by Noah Powelson

By Noah Powelson
Queens Daily Eagle

New data released this week shows that the number of NYPD arrests over low-level or non-criminal issues remains as high, if not higher, under Mayor Zohran Mamdani than it was under former Mayor Eric Adams, angering advocates and lawmakers who say the new mayor has yet to follow through on his campaign promise to reverse "broken windows policing" policies.

For the past week, advocates, volunteers and elected officials observed 360 arraignments across all five boroughs and found the majority of arrests were for low-level or non-criminal offenses that disproportionately targeted people of color.

Standing outside the Manhattan Criminal

Courthouse on Thursday, members of Court Watch NYC and other criminal justice groups said the policy of broken windows policing — the targeting of low-level offenses as a means to deter major crimes — is still more present than ever under Mamdani, who vowed to reform the NYPD while on the campaign trail.

Of the 360 arraignments observed beginning on Aug. 10, court watchers said that 57 percent were for misdemeanor charges, including 130 low-level accusations where police could have issued a ticket instead of making an arrest.

The groups also claimed that only 83 of the 360 arraignments observed were for felony charges that would not qualify for a desk appearance ticket.

One arraignment observed in Queens involved a teenager who was roughhousing with

a friend, according to the court watchers. A passing police officer allegedly instructed them to stop and then arrested the teenager, despite no one complaining about the incident to the officer.

Advocates also claimed people of color were overwhelmingly subjected to arrests over low-level offenses.

Of those arraignments witnessed, court watchers said people of color made up 93 percent of those brought into court, and Black New Yorkers made up 57 percent.

Organizations involved in the week of court watching included Court Watch NYC, Drug Policy Alliance, Freedom Agenda, Justice Committee and The Legal Aid Society.

"We're calling on Mamdani to end broken

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Queens GOP nominates two Supreme Court candidates

Attorneys Gary Muraca and David Bellon were nominated by the Queens County Republican Party to run for Queens Supreme Court.

Photos via Queens County Republican Party

By Jacob Kaye
Queens Daily Eagle

The Queens County Republican Party this week selected two attorneys to run for a spot on the borough's trial court bench in November.

The Queens GOP tapped Gary Muraca and David Bellon to run on its party line for state Supreme Court in the upcoming general election during its judicial convention.

Muraca and Bellon, who have both previously run for a seat in the judiciary, will face off against a trio of Queens County Democratic Party candidates for the three vacancies on the Supreme Court bench. All three of the Queens Dems candidates, Edwin Novillo, Oma Phillips and Gail Adams, are judges, currently serving in the World's Borough.

As is the case each year, Republican judicial candidates face an uphill battle — Democratic voters outnumber Republicans seven to one in Queens. The result is that few Republican candidates have won a spot on the borough's Supreme Court bench in recent decades.

"We are happy we have Republicans stepping up to the plate to run for the Supreme Court," Tony Nunziato, the Queens County

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Republican attys to run for Supreme Court

Continued from page 1
Republican Party's chair, told the Eagle. "They are both honest candidates."

Muraca and Bellon's selection came days after the state's Commission on Judicial Conduct ordered Queens' sole Republican judge, Civil Court Judge Joseph Kasper, to be removed from the bench over allegations that he improperly handled his transition from attorney to judge in a number of ways.

Kasper, who scored a surprise victory when he defeated the late former City Councilmember Paul Vallone in a race for Civil Court in 2021, was found to have unlawfully continued to run his law practice after donning his judge's robes. He also failed to return money owed to his clients that was being held in his escrow account and allowed a paralegal with a criminal history to pose as an attorney and run his practice in his stead. The commission also said that Kasper failed to file a mandatory financial disclosure statement.

Through his attorney, Kasper admitted to the claims of misconduct but said he plans to appeal the punishment recently doled out by the commission.

Nunziato defended Kasper this week.

"Judge Kasper is known to us as a person of good character and served the party as a district leader for many years with integrity, culminating in a successful election victory in 2021, becoming the first Republican judge elected in Queens in decades," he said. "We understand the appeals process is still ongoing in this matter and urge all to let the process play out."

"It should be known that during his time in the judiciary, Judge Kasper was widely respect-



The race for Supreme Court in Queens this November is set after both the Queens County Republican and Democratic Parties nominated their respective candidates for the bench.

Eagle file photo by Walter Karling

ed by his colleagues, and his performance from the bench as a judge has not been questioned," he added.

With Kasper potentially being removed from the bench, the Queens GOP will now look to Muraca and Bellon, two candidates familiar with running for a spot in the judiciary.

Muraca is an attorney who has been practicing law in the five boroughs and Long Beach since 1983.

He attended St. John's University and CUNY Law School, and his brother, Felice Muraca, is a judge on Long Island.

Muraca ran for Supreme Court in 2025, 2024 and 2023, finishing either last or second-to-last each year.

Bellon is also an attorney who has been practicing law since 2006.

He ran for U.S. Senate in New York in 2024 before being disqualified from the race by the

New York State Board of Elections.

Bellon also previously ran for Supreme Court, finishing last in a seven-way race in 2018.

The pair of Republican candidates will face off against the three Democratic judges in November.

Novillo currently serves as the supervising judge for Queens Criminal Court, a position he's held since 2024.

He got his start as an attorney for the Legal Aid Society, representing defendants in both Queens and Brooklyn over a 14-year career. He was appointed as an interim Civil Court judge by former New York City Mayor Bill de Blasio in 2018. Novillo was the first judge of Ecuadorian descent to be appointed to the bench.

Phillips is a CUNY Law School graduate who was recently elected as a Queens Civil Court judge.

She began her legal career as an assistant district attorney for the Bronx DA's office, but has also worked as an attorney for the Department of Correction and the U.S. Postal Service, as well as a court attorney in courthouses across Queens and Brooklyn.

Phillips was elected to be a judge for Queens Civil Court last year, and has sat on the bench since January.

Adams was elected to the Queens Civil Court in the last general election, and has also served since January. The sister of former Justice Pam Jackman Brown, Adams has over 20 years' experience working on both sides of the courthouse.

She got her start as a staff attorney for the Legal Aid Society of Nassau County, representing defendants in criminal cases. She eventually moved on to the private sector, where she worked at various law firms specializing in family, real estate, matrimonial and tenant law.

Adams joined the Unified Court System in 2012 when she became the principal law clerk to Deputy Chief Administrative Judge Fern Fisher. She eventually became a court attorney for the city and transferred to Queens Supreme, Civil Term in 2024.

Year-round outdoor dining to return to Queens

By **Ryan Schwach**
Queens Daily Eagle

Year-round outdoor dining is back on the menu for Queens restaurants.

The Council passed a package of bills on Thursday morning that will allow restaurant owners in Queens and throughout New York City to leave up their outdoor dining spaces year-round and winterize them in the colder months.

The bills also include quality-of-life oversight efforts to keep the sidewalk dining structures clean and rodent free.

The package comes around three years after the city limited its initial COVID-era outdoor dining program, allowing restaurants only to keep their outdoor structures between April and November.

"Bigger than outdoor dining, it is about asking ourselves who gets to stay, who gets to build, and who gets to be a part of the future of New York City," said Queens Councilmember Shanel Thomas-Henry, who sponsored one of the four bills the Council passed on Thursday.

The Queens lawmaker's bill allows restaurants to pay fees to the city in installments rather than all at once.

"Affordability isn't only about what it costs to live here; it is about what it costs to build a life, build a business, and chase a dream here," she said. "Our entrepreneurs make New York the New York we love. The least we can do is meet them where they are and make it a little easier for them to build their dreams here."

The cost of running an outdoor dining structure in recent years increased for restaurant owners, who were only legally allowed to keep structures up part of the year, forcing them to spend money to put them up and take them down.

The city's outdoor dining program, which was made seasonal in 2023, saw a 90 percent decline in the number of participating restaurants.

"It was about three years ago that the City Council adopted the Adams era program for seasonal outdoor dining, and it nearly broke outdoor dining in New York City," said Brooklyn Councilmember Lincoln Restler, who also



The New York City Council passed legislation on Thursday to bring back year-round outdoor dining in Queens and citywide.

Eagle file photo by Rachel Vick

sponsored legislation. "The explanation for why restaurants no longer offer outdoor dining is simple: it became stupidly expensive to have to build, deconstruct, and store these outdoor dining structures every year for small neighborhood restaurants. It was just infeasible."

The legislation also includes provisions to maintain cleanliness at outdoor dining structures, an issue that galvanized opponents of the city's outdoor dining program.

"We don't want to completely ignore quality-of-life issues that were brought to us," said Speaker Julie Menin.

Tom Grech, the CEO of the Queens Chamber Commerce, said he supports the bill and

told the Eagle it will be a boon for Queens' restaurants.

"As we learned post-COVID, that outdoor dining did save many, many businesses, and we look at it as an opportunity for these businesses who are already under assault with high inflation, utilities, etc. to have an opportunity to grow their business and stay afloat," he said.

"We want to get them out and about. We saw the results of the post-FIFA World Cup, how people loved our restaurants and bars," he added. "We want to keep that momentum up. This can only be a good thing to get people into the restaurants and support them on a personal and local level."

PUBLISHERS:

Michael Nussbaum **J.D. Hasty**
Michael@queenspublicmedia.com Jdh@queenspublicmedia.com

MANAGING EDITOR

Jacob Kaye
Jacobk@queenspublicmedia.com

COURTHOUSE EDITOR

Rob Abruzzese
Robabruzzo@brooklyneagle.com

REPORTER

Ryan Schwach
Ryan@queenspublicmedia.com

REPORTER

Noah Powelson
noah@queenspublicmedia.com

LEGAL ADVERTISING MANAGER

Gina Osnovich
Legals@queenspublicmedia.com

SALES ASSOCIATE

Nadia Hack
Nadia@queenspublicmedia.com

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‘Just the beginning’: Mamdani administration moves to cut extra fines for taxi drivers

By Jose Martinez
The City Reporter

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New York City’s Taxi & Limousine Commission is looking to give its 180,000 drivers a break on costly fines that are stacked on top of license suspensions for missing required drug tests or vehicle inspections.

The new proposal floats the possibility of eliminating \$200 fines against already-suspended drivers who are more than 30 days delinquent on yearly TLC-mandated drug tests, as well as penalties ranging from \$100 to \$500 for missed vehicle checkups.

The measure is an outgrowth of an executive order signed in January by Mayor Zohran Mamdani, who directed city agencies to find ways to reduce costs and bureaucratic hurdles that cause “undue hardships for small businesses.” It also takes a cue from an April survey of thousands of TLC-licensed drivers, including yellow taxi drivers and those who drive for app-based ride-hailing services, such as Uber and Lyft.

“When you regulate an industry, you really have to talk to the people who are powering the system, and our drivers are powering the system,” TLC Commissioner and Chair Midori Valdivia told The City Reporter in an interview. “One of the things that they actually wanted us to focus on or that they struggle with at times is fines and penalties.”

Nearly 27% of the nearly 4,000 drivers who responded to the survey flagged certain fines and penalties as a leading source of frustration.

“Of course, you can’t let those [requirements] go,” said Ahram Um, 52, a yellow taxi driver parked Wednesday at a relief stand on East 28th Street in Manhattan. “It’s already hard enough to make a living.”

The number of drivers who pointed to monetary penalties as a headache came in at just under the 28% who cited competition from unlicensed ride-hailing competitors.

New York City Taxi and Limousine Commissioner Midori Valdivia speaks at JFK Airport about an initiative to crack down on illegal taxi solicitation ahead of the World Cup.

‘We Didn’t Need To Add This On’

So far this fiscal year, according to TLC, there have been 2,746 instances of drivers receiving a \$200 fee for a late drug test. For missing vehicle inspections, 8,572 summonses have been issued, with fees ranging from \$100 to \$500.

The fees are currently tacked onto drivers who have been taken out of service for not meeting the commission’s requirements.



Wilner Coimin, who has owned a taxi medallion for more than 30 years, stands next to his cab in Manhattan, Aug. 12, 2026.

Credit: Jose Martinez/The City Reporter

“Missed vehicle inspections already result in a suspension, which means you can’t use your vehicle, and that’s already a significant penalty,” Valdivia said. “You’re already losing money, and so we decided that with \$100 to \$500 escalating, they’re already paying a steep penalty for missing this vehicle inspection and we didn’t need to add this on.”

TLC officials said they also want to wipe away a \$25 fee to replace a license and a \$50 charge for reporting the loss or theft of a license. Those fees have been applied 2,941 times so far

this year, according to the agency.

The commission estimates that eliminating the fees and fines could collectively save drivers about \$950,000 while reducing TLC revenue by \$994,000, or slightly less than 2% of the agency’s fiscal year 2027 budget.

‘This Is My Job’

TLC is set to hold a public hearing Thursday on the proposed rule change, which could take effect in the fall. Valdivia said eliminating the fees should be seen as “just the beginning” of moves

aimed at cutting costs for drivers.

“I wouldn’t be surprised if drivers say we want more, and I welcome that,” she said. “That’s what accountability is.”

As he took a break Wednesday on East 28th Street, longtime medallion owner Wilner Coimin said he has strived for more than 30 years never to miss a drug test or inspection deadline, for fear of getting fined.

“This is my job, this is what I do for a living,” he said. “I have to make sure everything is OK, so I don’t get stuck paying more money.”

Wait, how much? Manhattan and Brooklyn rents hit record highs

By Greg David
The City Reporter

This story was originally published by The City Reporter.

Mayor Zohran Mamdani may have capped rents for tenants in stabilized apartments, but for the rest of the city, the cost of renting just keeps going up.

Average, median and average per-square-foot rents rose to a record in Manhattan in July, with the median rent reaching \$5,000 for the first time, 6.4% higher than a year ago, according to a new data tracker from real estate expert Jonathan Miller and industry publication The Real Deal.

All three metrics also hit records in Brooklyn, with median rent now at \$4,500, a whopping 17% higher than a year ago.

Miller attributed the increase in part to rising mortgage rates, which have meant New Yorkers who would like to buy homes can’t afford to and have remained in their rentals, diminishing the supply of available units.

But the 2025 FARE Act, which largely eliminated brokerage commissions paid by new ten-

ants, may be playing a role in declining available apartment inventory in both Manhattan and Brooklyn. Miller said he thinks landlords are holding units off the market while they try to figure out how to avoid paying the brokerage fee.

Only 6,000 new leases were signed in Manhattan in July, a 20% decline. In Brooklyn, the 3,000 new leases were down by almost a third.

Other real estate experts have said landlords whose buildings include both stabilized and market-rate apartments would increase rents on the market-rate units to offset the rent freeze on regulated ones.

Apartment rents tend to rise during the summer, when many New Yorkers move, and then level off in the fall. Miller said he isn’t sure that will happen this year.

“I think that rents will continue to rise since mortgage rates are expected to rise, given the forces embedded in the economy, such as tariffs, the Iran War with its higher energy and transportation costs, and a new chair of the Federal Reserve” who is signaling that interest rates may have to increase, Miller said.



A residential development took shape along Flatbush Avenue in Brooklyn, May 1, 2026.

Credit: Ben Fractenberg/THE CITY

Brooklyn Cyclones withheld tips from concessions workers, records show

By **Rosalind Adams**
The City Reporter

This story was originally published by The City Reporter.

Brooklyn Cyclones concessions workers have been getting stiffed on some of their paychecks this season, as tips disappeared under new management, according to interviews and records obtained by The City Reporter.

Summer frequently draws long lines of spectators buying hot dogs and beers to the city-owned Coney Island stadium, where customers are automatically prompted to tip after every purchase. Yet employees have not received any tips on some paychecks, according to 15 pay stubs obtained from a half dozen workers between May and August. Many of the workers, youths in their late teens and early 20s, said the missing tips have made it more difficult to cover their living expenses.

“I had to get a second job just to pay for my tuition because I was counting on this job,” said one cashier. “With our pay being so low and not getting tips, it wasn’t going to be enough to get me through my semester.”

Employees began noticing the missing tips after the team’s owner, Diamond Baseball Holdings, took over managing the concessions from a contractor at the start of the 2026 season. In previous years, workers could earn as much as \$200 or more on a busy night. The stadium does not accept cash, so all tips are made via credit or debit cards. Some workers have put out tip jars in a mostly futile attempt to make up some of the difference, they said.

Failing to pay employees their tips violates state labor laws. Credit card tips must be paid out by the end of the same pay period. Employers who illegally retain tips can be prosecuted for wage theft and charged with grand larceny under the state’s penal code. Workers agreed to speak with the City Reporter on the condition of anonymity out of fear of retaliation.

“The law, especially in New York, makes it very clear that tips are the property of employees,” said Mel Gonzalez, director of the Employment Law Project at the New York Legal Assistance Fund. “If I give someone some money and somebody else comes and takes it, that’s just stealing.”

In an interview, Elbert Sanders, the Cyclones’ food and beverage director, said that he learned of the issue after workers showed him that their pay stubs did not include tips. He gave conflicting information about when he learned about the withheld tips, and suggested that a recently-terminated manager was responsible.

That manager was fired for allegedly adding tips to other people’s paychecks as well as their own, emails obtained by The City Reporter show.

“I can’t tell you my level of disappointment that you would have a person leading people who wasn’t paying attention to the tips being paid out,” Sanders told The City Reporter. “It’s inexcusable.”

Sanders said he reported the problem to the Cyclones’ owner and fixed the issue himself. “I made sure each one of those people got tipped out for the time that they were there,” he said.

Still, pay stubs reviewed following the termination of the manager show that as recently as August 7, some employees have not received tips. In interviews, workers said they’ve heard nothing about back pay for lost gratuities from earlier in the season. Others received tips inconsistently — on some pay checks their wages included tips while others did not, records show.

“Even if we’re getting our tips now, what about all of the other weeks?” one employee said, as she reviewed a pay stub on a recent afternoon in Coney Island.

The Brooklyn Cyclones, a minor league affiliate of the New York Mets, were purchased in 2024 by Diamond Baseball Holdings as part of an acquisition spree that saw the conglomerate snap up almost 50 minor league teams nationwide. The team’s home base is at Coney Island’s Maimonides Park. The company manages all aspects of the franchise, including ticketing and concessions.

“We take employee matters very seriously and have taken necessary steps to ensure employees have received their appropriate compensation in the wake of the transition between service providers,” said Lauren Flemming, a vice president of communications for Diamond Baseball Holdings.



Concession workers work the Brooklyn Cyclones Seinfeld Day game at the Maimonides Park in Coney Island, Aug. 1, 2026.
Credit: Ben Fractenberg/The City Reporter

The company took over the concessions operation from a contractor in 2026.

Mayor Zohran Mamdani has prioritized enforcing labor laws after campaigning on affordability issues. Last month, the Department of Consumer and Worker Protection reported that 70,000 delivery drivers have made an additional \$104 million in tips this year after the city began enforcing a law that required delivery companies to present tip options at checkout.

Minor League Spending Spree

Maimonides Park first opened in 2001 as part of Mayor Rudolph Giuliani’s pledge to bring professional baseball back to Brooklyn. After the park was built with \$20 million in public funds, the Mets moved an affiliated minor league team from Massachusetts to Coney Island, renaming it the Cyclones after the famous rollercoaster nearby. The team has won six division titles and produced more than 30 MLB players.

A onetime part of Mets owner and billionaire hedge fund manager Steve Cohen’s New York City empire, the team’s ownership changed hands in late 2024, when private equity firm Diamond Baseball Holdings acquired the Cyclones from Cohen Private Ventures.

Established in 2021, the little-known firm has invested at least \$2 billion in acquisitions and upgrades in the last five years, according to the Sports Business Journal. The company has picked up teams across the country including in San Jose, California; Corpus Christi, Texas; and Memphis, Tennessee. Diamond Baseball Holdings is in turn owned by Silver Lake Partners, a firm with a vast portfolio of technology and entertainment investments, including a share of Madison Square Garden and the WWE franchise.

The company’s strategy has included appealing to local governments to support renovations and new stadium constructions. Gov. Kathy Hochul allocated \$6 million to Diamond Baseball Holdings in this year’s state budget to help rehabilitate the upstate stadium of another New York team, the Binghamton Rumble Ponies.

The City Reporter reviewed public employment postings of the 49 teams acquired by Diamond Baseball Holdings. In many of its stadiums, the company still contracts with vendors to staff its concession stands, according to job posts. But in at least 15 of its stadiums, the company employs concession workers directly, the postings show. That includes Maimonides Park.

Until last year, the park’s concession stands were operated by global food services company Aramark. Current workers said that while working for Aramark, they each had a unique login that allowed them to track the credit card tips earned during each shift. At the end of each week, employees knew exactly how much they had earned.

Tips make up a significant part of concessions workers’ earnings. One employee averaged more than \$150 per week in additional tips under Aramark over a five-week period last year, worker bank statements show. The amount of tips the worker received last year was equal to more than 12 hours of hourly pay after taxes, or two to three shifts.

Employees who worked at the stadium both last year and this year said that during a packed weekend game, their tips could sometimes reach hundreds of dollars in one night. A weeknight game may be sparsely attended but promotional nights — like Seinfeld night on August 1 that included a bobblehead giveaway and an Elaine Benes dance competition — can draw capacity crowds to the 7,000-seat stadium.

Before the start of the 2026 season, Diamond Baseball Holdings emailed staff explaining that they would need to be rehired, since it was no longer contracting with Aramark. Returning workers described a cursory hiring process. Upon accepting the job, each worker signed an employment agreement that contained no mention of tips as well as an arbitration agreement, according to documents reviewed by the City Reporter.

By signing the arbitration agreement, employees waived their right to a trial for any disputes over their employment, including their wages, the document shows. Instead, employees must settle any disputes individually and class action suits are prohibited.

Labor advocates have repeatedly criticized these agreements as frequently exploitative of low-wage workers.

“Arbitration is never a worker-friendly forum,” said Carmela Huang, a senior attorney at the National Center for Law and Economic Justice. “It’s a way of really keeping workers from accessing their rights once they’ve been established.”

Under Diamond Baseball Holdings, managers told employees, rather than earning tips individually, gratuities would be pooled and distributed between the employees of each concession stand, according to interviews and emails. But cashiers can’t track the amount of tips their stand earns because everyone uses the same login.

Still, for weeks, cashiers earned no tips on their paychecks at all, paystubs show. Under New York labor laws, when tips are paid to employees on a credit card, they must be paid out by the next paycheck.

Even with the shift to pooled tips, the company must be able to clearly account for how they are divided between staff, said Richard Blum, an employment attorney with the Legal Aid Society.

“They should be indicating to people what the total amount of tips was, and then each person should know how much they’re getting,” he said.

As frustration grew among employees, some workers resorted to putting out empty soda cups to

earn some extra cash, the City Reporter observed at several games. Occasionally, employees have warned customers not to bother tipping on their credit card, since the money wasn’t going to concessions staff.

But more often, amid the fast pace of the concessions counters, employees didn’t have the opportunity to say anything.

“People just usually tap their card and hit the tip button real fast,” said one worker. “I don’t want to tell them that we’re not getting it after they’ve paid.”

While tips have begun appearing on some paychecks, the payments have been inconsistent, workers said. The City Reporter reviewed pay stubs from throughout the season that did not include any notation for tips at all. Even when tips began appearing on some employees’ pay stubs, on some occasions they totaled as little as \$30 after several shifts.

Manager Fired

In early July, Diamond Baseball Holdings accused a manager of misappropriating employee tips and terminated her, according to emails obtained by the City Reporter.

“We conducted a thorough investigation and found evidence that you distributed tips to employees who were not clocked in during the relevant shifts and added tips to your own paychecks,” wrote Tara Tillman, a human resources director at Diamond Baseball Holdings. The July 6 email continued that “this constitutes theft and a serious breach of fiduciary responsibility incompatible with continued employment.”

The employee disputed the outcome of the investigation in a follow-up email, offering documentation to support her account. Tillman did not respond to additional questions from the manager about her termination, according to the emails.

Diamond Baseball Holdings did not respond to detailed questions from the City Reporter about whether the company conducted any wider investigation into how the tips are distributed among stadium workers. It said it did not comment on individual personnel matters when asked about the termination of the manager.

After the manager was fired, employees continued to question whether their tips were correct. On July 17, a cashier wrote to Sanders, the Cyclones’ director of food and beverage, to inquire about how the tips were distributed, emails show. She discovered her tips were significantly lower than one of her friends working at the same stand, according to pay stubs and interviews.

The director responded that the tips were pooled daily among the workers at each concession stand and did not include managers. He encouraged the employee to offer better service.

“The stands with the least amount of drama and conflict tend to have higher tip pools,” he wrote.

In an interview with the City Reporter, Sanders reiterated that all tips have been paid out. “I know that I did what was right,” he said. “Once I got there, I made sure that that was no longer an issue.”

Still, not all employees are receiving tips as part of their wages. Two workers shared copies of their most recent pay stubs with the City Reporter, dated August 7. Although both employees had worked multiple shifts during that pay period, neither received any tips, records show.

“If workers have not been getting their tips, that’s clearly illegal under the New York Labor Law,” said Louis Pechman, a labor attorney who teaches a course on wage theft at Fordham Law School.

Even though tips have been included on some employees’ pay checks, it doesn’t necessarily mean that the company is in compliance with the law, Pechman said. “The obvious concern is whether the workers receive back pay for tips that were misappropriated by management,” he said.

In a second interview, on Wednesday evening, Sanders insisted that all eligible employees had received their tips.

The Cyclones’ season ends on September 6, with a home game at Maimonides Park. Concessions employees said they were already applying to better paying stadium gigs. The base pay for a cashier working at the U.S. Open is about \$23 per hour.

Kennedy Center votes to restore Trump's name and close for 2 years, challenging a judge's order

By Steven Sloan
Associated Press

The battle over the Kennedy Center's future escalated Thursday as President Donald Trump's allies on the board took new steps to commemorate him with physical changes to the iconic performing arts institution that could defy a federal court order.

During an hourslong meeting that was conducted virtually, the board voted to add Trump's name to the building's facade so it would read “The John F. Kennedy Center for the Performing Arts Restored and Renovated By President Donald J. Trump.” The plaza in front of the building would be named after Trump and most of the space at the venue would be closed for two years to allow for substantial renovations.

The changes, described by Rep. Joyce Beatty, an Ohio Democrat who is an ex-officio board member, and her lawyers, amount to a dramatic test of U.S. District Judge Christopher Cooper. He ruled in May that letters affixed to the building that spelled out Trump's name were added illegally and he ordered their removal, a decision that the Republican administration failed to persuade courts to overturn. At the same time, Cooper blocked a two-year closure that was set to take effect July 5, saying an earlier board vote authorizing the shuttering was “ill-informed and seemingly preordained.”

“This latest development is a transparent effort to circumvent the Court’s ruling, and flies in the face of the statutes that Congress passed,” Beatty said in a statement. “I will continue to fight for this treasured national monument.”

A representative of the Kennedy Center did not immediately respond to a request for comment.

Much of Thursday's board meeting was expected to focus on the extent of closures required to allow for renovations that the Kennedy Center's management says are needed to improve safety. In response to the judge's criticism of the earlier vote, the institution's leaders said they would provide the board with three options to consider.

They included a complete closure or a partial closure that would allow “some continued public access and limited programming in spaces unaffected” by the work. A third option would “consider a highly limited series of phased closures to address only the Center’s most serious infrastructure needs while scheduling and maintaining a full slate of programming.”

Ultimately, the board decided to close the building for two years while leaving the potential for some degree of programming to still happen in an outdoor space known as the Reach. The decision to move ahead with the two-year closure, in addition to the moves to memorialize Trump, could revive questions about whether the board seriously considered the full range of options.

During Trump's second term, the Kennedy Center has become an unlikely — and highly visible — metaphor of presidential power. While he largely ignored the institution during his first round in Washington, Trump moved quickly to oust the institution’s leadership when he returned to office in January 2025 and replaced it with a board of trustees that named him chairman.

His name was quickly added to the building, before coming down in June in response to Cooper's order. The area where it once stood is now covered by a massive tarp.

Trump's push to remake the nation's capital

The Kennedy Center moves are part of Trump's broader push to reshape the physical landscape of the nation's capital in ways that have few modern parallels.

He demolished the East Wing of the White House and is building a controversial ballroom in its place, though an appeals court ruled last week that construction should stop because Congress didn't approve the project. Trump has said he will take the case to the Supreme Court.

His remodel of the Lincoln Memorial Reflecting Pool has also stumbled after algae returned and U.S. Attorney Jeanine Pirro refuted his claims that a vandal was responsible for the damage.

Meanwhile, Trump is planning extensive renovations of a golf course in East Potomac Park, which could significantly reduce the public’s access to running and biking paths. He is also moving forward with a triumphal arch that will sit near Arlington National Cemetery.

Trump has derided the Kennedy Center as “rusted, rotted, and rat and bug infested” and threatened to hand the building over to Congress after Cooper rejected the closure and the addition of the president’s name to the building.

The institution’s leadership has argued that it’s in genuine need of repair and updating.

Matt Floca, the Kennedy Center’s executive director and chief operating officer, guided a group of journalists through the building in April, highlighting severe water damage that he said corroded steel in some places as thin as tissue paper. Some pieces of equipment, including several 800-ton chillers that help cool the building, are decades old and in need of replacement.

At the time, Floca said he considered doing the repairs individually but insisted it was his recommendation to Trump to close the building and move forward with the renovation all at once.

“When the president asked: ‘How do you make these projects the best? How do you make them really excellent and deliver them efficiently?’ my recommendation was you close the building and you do everything over a definite period of time, two years,” he said.

2ND DEPARTMENT/PUBLIC LEGAL NOTICES

DIVORCE
SUPREME COURT OF THE STATE OF NEW YORK - COUNTY OF QUEENS - INDEX NO. 705961/2025 - DATE FILED: 2/28/2025-DATE INDEX NO. ISSUED: 3/3/2025 - SUMMONS WITH NOTICE - PLAINTIFF DESIGNATES QUEENS COUNTY AS THE PLACE OF TRIAL - BASIS OF VENUE: PLAINTIFF'S ADDRESS- MELINDA FRAZER, PLAINTIFF, -AGAINST- ALBERT FRAZER, DEFENDANT. - ACTION FOR A DIVORCE - TO THE ABOVE-NAMED DEFENDANT: YOU ARE HEREBY SUMMONED TO SERVE A NOTICE OF APPEARANCE ON THE PLAINTIFF'S ATTORNEY(S) WITHIN TWENTY (20) DAYS AFTER THE SERVICE OF THIS SUMMONS, EXCLUSIVE OF THE DAY OF SERVICE (OR WITHIN THIRTY (30) DAYS AFTER THE SERVICE IS COMPLETE IF THIS SUMMONS IS NOT PERSONALLY DELIVERED TO YOU WITHIN THE STATE OF NEW YORK); AND IN CASE OF YOUR FAILURE TO APPEAR, JUDGMENT WILL BE TAKEN AGAINST YOU BY DEFAULT FOR THE RELIEF DEMANDED IN THE NOTICE SET FORTH BELOW. DATED: FEBRUARY 27, 2025. BY: JACQUELINE GREEN, OF COUNSEL TO WILLIAM WHALEN, PLAINTIFF'S ATTORNEY, DC 37 MUNICIPAL EMPLOYEES LEGAL SERVICES PLAN, 125 BARCLAY STREET, NEW YORK, NY 10007, TEL. (212) 815-1140. NOTICE: THE NATURE OF THIS ACTION IS TO DISSOLVE THE MARRIAGE BETWEEN THE PARTIES ON THE GROUNDS: DRL SEC. 170(7) IRRETRIEVABLE BREAKDOWN IN RELATIONSHIP FOR AT LEAST SIX MONTHS. THE RELIEF SOUGHT IS A JUDGMENT OF ABSOLUTE DIVORCE IN FAVOR OF THE PLAINTIFF DISSOLVING THE MARRIAGE BETWEEN THE PARTIES IN THIS ACTION. THE NATURE OF ANY ANCILLARY OR ADDITIONAL RELIEF DEMANDED IS: NONE-I AM NOT REQUESTING ANY ANCILLARY RELIEF; AND ANY OTHER RELIEF THE COURT DEEMS FIT AND PROPER. NOTICE OF AUTOMATIC ORDERS: PURSUANT TO DOMESTIC RELATIONS LAW SECTION 236 PART B, SEC. 2, THE PARTIES ARE BOUND BY CERTAIN AUTOMATIC ORDERS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT DURING THE PENDENCY OF THE ACTION. FOR FURTHER DETAILS YOU SHOULD CONTACT THE CLERK OF THE MATRIMONIAL PART, SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY; TEL. (718) 298-1221. DRL 255 NOTICE: PLEASE BE ADVISED THAT ONCE THE JUDGMENT OF DIVORCE IS SIGNED IN THIS ACTION, BOTH PARTIES MUST BE AWARE THAT HE OR SHE WILL NO LONGER BE COVERED BY THE OTHER PARTY'S HEALTH INSURANCE PLAN AND THAT EACH PARTY SHALL BE RESPONSIBLE FOR HIS OR HER OWN HEALTH INSURANCE COVERAGE, AND MAY BE ENTITLED TO PURCHASE HEALTH INSURANCE ON HIS OR HER OWN THROUGH A COBRA OPTION, IF AVAILABLE. IF YOUR DIVORCE WAS COMMENCED ON OR AFTER JANUARY 25, 2016, THIS NOTICE IS REQUIRED TO BE GIVEN TO YOU BY THE SUPREME COURT OF THE COUNTY WHERE YOUR DIVORCE WAS FILED TO COMPLY WITH THE MAINTENANCE GUIDELINES LAW (S. 5678/A. 7645), CHAPTER 269, LAWS OF 2015) BECAUSE YOU MAY NOT HAVE COUNSEL IN THIS ACTION TO ADVISE YOU. YOU ARE HEREBY GIVEN NOTICE THAT UNDER THE MAINTENANCE GUIDELINES LAW (CHAPTER 269, LAWS OF 2015), THERE IS AN OBLIGATION TO AWARD THE GUIDELINE AMOUNT OF MAINTENANCE ON INCOME UP TO \$228,000 TO BE PAID BY THE PARTY WITH THE HIGHER INCOME (THE MAINTENANCE PAYOR) TO THE PARTY WITH THE LOWER INCOME (THE MAINTENANCE PAYEE) ACCORDING TO A FORMULA, UNLESS THE PARTIES AGREE OTHERWISE OR WAIVE THIS RIGHT. NOTICE OF ELECTRONIC FILING (MANDATORY CASE) (UNIFORM RULE SEC. 2025-8B) THE PLAINTIFF HAS FILED THIS CASE USING THE NEW YORK STATE COURTS E-FILEING SYSTEM ("NYSCEF"), TO REGISTER FOR E-FILEING OR FOR MORE INFORMATION ABOUT HOW E-FILEING WORKS: VISIT: WWW.NYCOURTS.GOV/FILE-UNREPRESENTED OR CONTACT THE CLERK'S OFFICE OR HELP CENTER AT THE COURT WHERE THE CASE WAS FILED. COURT CONTACT INFORMATION CAN BE FOUND AT WWW.NYCOURTS.GOV. FOR ADDITIONAL INFORMATION ABOUT ELECTRONIC FILING AND TO CREATE A NYSCEF ACCOUNT, VISIT THE NYSCEF

WEBSITE AT WWW.NYCOURTS.GOV/EFILE OR CONTACT THE NYSCEF RESOURCE CENTER (PHONE: 646-386-3033; E-MAIL: NYSCEF@NYCOURTS.GOV).

#244211

LIQUOR LICENSE
NOTICE IS HEREBY GIVEN THAT LICENSE APPLICATION ID NO-0267-26-101549 FOR TAEVERN WINE HAS BEEN APPLIED FOR BY THE UNDERSIGNED TO SELL BEER & WINE AT RETAIL IN A TAVERN, UNDER THE ALCOHOLIC BEVERAGE CONTROL LAW AT 35-22 150TH PLACE, BASEMENT, FLUSHING, NY 11354, FOR ON-PREMISES CONSUMPTION. NY SHIMTER INC.

#243973

NOTICE OF SALE
SUPREME COURT OF THE STATE OF NEW YORK - COUNTY OF QUEENS MORTGAGE ASSETS MANAGEMENT, LLC, -AGAINST- RAMONA HOGANS AS HEIR AN DISTRIBUTE OF THE ESTATE OF RUBY HOGANS, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON AUGUST 12, 2025, WHEREIN MORTGAGE ASSETS MANAGEMENT, LLC IS THE PLAINTIFF AND RAMONA HOGANS AS HEIR AN DISTRIBUTE OF THE ESTATE OF RUBY HOGANS, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD, COURTROOM 25, JAMAICA, NY 11435, ON SEPTEMBER 11, 2026 AT 10:00AM, PREMISES KNOWN AS 2484 COLLIER AVENUE, FAR ROCKAWAY, NY 11691; AND THE FOLLOWING TAX MAP IDENTIFICATION: 15772-108. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 702284/2014. LAMONT RAMSEY BAILEY, ESQ. - REFEREE. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC, 900 MERCHANTS CONCOURSE, SUITE 310, WESTBURY, NEW YORK 11590, ATTORNEYS FOR PLAINTIFF. ALL FORECLOSURE SALES WILL BE CONDUCTED IN ACCORDANCE WITH COVID-19 GUIDELINES INCLUDING, BUT NOT LIMITED TO, SOCIAL DISTANCING AND MASK WEARING. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

#243872

NOTICE OF SALE
SUPREME COURT COUNTY OF QUEENS DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR GSAMP TRUST 2007-FM1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-FM1, PLAINTIFF AGAINST DENNIS WRAY, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF GEORGE WRAY A/K/A GEORGE LORENZO WRAY; ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED JUNE 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 SEPTEMBER 4, 2026, AT 10:00AM, PREMISES KNOWN AS 145-23 22ND STREET, SPRINGFIELD GARDENS, NY 11413. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 13479 LOT 12. APPROXIMATE AMOUNT OF JUDGMENT \$546,765.82 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX# 707341/2019. JERRY MEROLA, 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: JULY 15, 2026 FOR SALE INFORMATION, PLEASE VISIT WWW.AUCTION.COM OR CALL (800) 280-2831 90849

#243714

NOTICE OF SALE
SUPREME COURT - COUNTY OF QUEENS. PHH MORTGAGE CORPORATION, PLAINTIFF -AGAINST- SHAR-

AE VANROOYEN AS PROPOSED ADMINISTRATOR OF THE ESTATE OF DOROTHY BRIDGET, ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE ENTERED HEREIN AND DATED MARCH 31, 2026, 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 FRIDAY, AUGUST 28, 2026 AT 10:00 A.M. PREMISES SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, KNOWN AND DESIGNATED AS BL#: 10091-30. SAID PREMISES KNOWN AS 146-39 LAKEWOOD AVENUE, JAMAICA, NY 11435 APPROXIMATE AMOUNT OF LIEN \$434,013.61 PLUS INTEREST & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NUMBER 715737/2022. RITA SOLOMON, ESQ., REFEREE PINCUS & TARAB ATTORNEY(S) FOR PLAINTIFF 425 RXR PLAZA, UNIONDALE, NY 11556

#243222

NOTICE OF SALE
SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-14, -AGAINST- KENNETH JOHNSON, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON MAY 8, 2025, WHEREIN THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-14 IS THE PLAINTIFF AND KENNETH JOHNSON, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD, COURTROOM 25, JAMAICA, NY 11435, ON SEPTEMBER 11, 2026 AT 10:00AM, PREMISES KNOWN AS 130-07 228 STREET, LAURELTON, NY 11413; AND THE FOLLOWING TAX MAP IDENTIFICATION: 12906-33. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 722969/2022. 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.

#243876

NOTICE OF SALE
SUPREME COURT COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-CB3, PLAINTIFF AGAINST ARMANDO ALVARENGA; ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED OCTOBER 10, 2024, AND RESETTLED FEBRUARY 27, 2026, I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURTHOUSE, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435, ON THE SECOND FLOOR IN COURTROOM 25 ON SEPTEMBER 11, 2026, AT 10:00AM, PREMISES KNOWN AS 83-15 COMMONWEALTH BOULEVARD, BELLEROSE, NY 11426. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 8588 LOT 29. APPROXIMATE AMOUNT OF JUDGMENT \$1,038,464.92 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX# 708373/2014. AUSTIN I. IDEHEN, 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: JULY 24, 2026 FOR SALE INFORMATION, PLEASE VISIT WWW.AUCTION.COM OR CALL (800) 280-2831 90786

#243955

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 2006-2, PLAINTIFF AGAINST MICHELLE CROSLLEY; ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED JULY 6, 2026, 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 SEPTEMBER 11, 2026, AT 10:00AM, PREMISES KNOWN AS 22832 114TH DRIVE AKA 228-32 114TH DRIVE, CAMBRIA HEIGHTS, NY 11411. 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: 11274 LOT: 39. APPROXIMATE AMOUNT OF JUDGMENT \$252,976.82 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX# 703843/2024. JOSEPH DEFELICE, ESQ., REFEREE LOGS LEGAL GROUP LLP ATTORNEY(S) FOR THE PLAINTIFF 175 MILE CROSSING BOULEVARD ROCHESTER, NEW YORK 14624 (877) 430-4792 DATED: JULY 22, 2026 90885

#243956

NOTICE OF SALE
SUPREME COURT OF THE STATE OF NEW YORK - COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2006-WMC3 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-WMC3, -AGAINST- MOHAMMED S. ISLAM A/K/A MOHAMMED ISLAM, ET AL. NOTICE IS HEREBY GIVEN PURSUANT TO A FINAL JUDGMENT OF FORECLOSURE ENTERED IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS ON APRIL 27, 2023, WHEREIN U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2006-WMC3 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-WMC3 IS THE PLAINTIFF AND MOHAMMED S. ISLAM A/K/A MOHAMMED ISLAM, ET AL. ARE THE DEFENDANT(S). I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD, COURTROOM 25, JAMAICA, NY 11435, ON SEPTEMBER 18, 2026 AT 10:00AM, PREMISES KNOWN AS 10638 156TH STREET, JAMAICA, NY 11433; AND THE FOLLOWING TAX MAP IDENTIFICATION: 10123-21. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX NO.: 703763/2018. STEPHANIE GOLDSTONE, 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.

#244179

2ND DEPARTMENT/PUBLIC LEGAL NOTICES

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2019-RP1, PLAINTIFF AGAINST JUAN RAMIREZ, ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED JANUARY 16, 2026, 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 SEPTEMBER 11, 2026 AT 10:00 AM, PREMISES KNOWN AS 32-28 61ST STREET, WOODSIDE, NY 11377. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERCTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 1161 LOT 58. APPROXIMATE AMOUNT OF JUDGMENT \$899,040.96 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #710270/2024. ONLY BANK OR CERTIFIED CHECK PAYABLE TO THE REFEREE WILL BE ACCEPTED FOR THE DOWNPAYMENT. NO THIRD PARTY CHECK OR CASH WILL BE ACCEPTED. FOR SALE INFORMATION, PLEASE VISIT AUCTION.COM AT WWW.AUCTION.COM OR CALL (800) 280-2832. JOSEPH N. MISK, ESQ., REFEREE GROSS POLOWY, LLC 1775 WEHRLE DRIVE WILLIAMSVILLE, NY 14221 23-004352 90908

#243887

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS PHH MORTGAGE CORPORATION PLAINTIFF, AGAINST DONNARINE ALLEN, ANGELLA ALLEN, ET AL DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE, DULY ENTERED 04/22/2025, I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION, IN COURTROOM #25 OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435, ON 8/28/2026 AT 10:00AM, PREMISES KNOWN AS 142-07 135TH AVENUE, JAMAICA, NY 11436, AND DESCRIBED AS FOLLOWS: ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERCTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. BLOCK 12087 LOT 95 F/K/A 12087-95 AND PART OF 12087-92. THE APPROXIMATE AMOUNT OF THE CURRENT JUDGMENT LIEN IS \$1,086,415.33 PLUS INTEREST AND COSTS. THE PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF THE AFORESAID JUDGMENT OF FORECLOSURE AND SALE; INDEX # 719492/2021 RITA SOLOMON, ESQ., REFEREE. MCCABE, WEISBERG & CONWAY, LLC, 10 MIDLAND AVENUE, SUITE 205, PORT CHESTER, NY 10573 DATED: 4/9/2026 FILE NUMBER: 560-6274 CA

#243491

NOTICE OF SALE

SUPREME COURT - COUNTY OF QUEENS LOANDEPOT.COM, LLC PLAINTIFF, AGAINST HENRY L. PEARSON; ET AL DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE, DULY ENTERED 05/28/2026, I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION, IN COURTROOM #25 OF THE QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, JAMAICA, NY 11435, ON 9/18/2026 AT 10:00AM, PREMISES KNOWN AS 186-29 MANGIN AVENUE, SAINT ALBANS, NY 11412, AND DESCRIBED AS FOLLOWS: ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERCTED, SITUATE, LYING AND BEING IN THE FOURTH WARD, BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. BLOCK 10408 LOT 13 THE APPROXIMATE AMOUNT OF THE CURRENT JUDGMENT LIEN IS \$950,433.74 PLUS INTEREST AND COSTS. THE PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF THE AFORESAID JUDGMENT OF FORECLOSURE AND SALE; INDEX # 709829/2018 LETTA A. BELLE, ESQ., REFEREE. MCCABE, WEISBERG & CONWAY, LLC, 10 MIDLAND AVENUE, SUITE 205, PORT CHESTER, NY 10573 DATED: 7/31/2026

FILE NUMBER: 18-301110 CA

#244188

NOTICE OF SALE

SUPREME COURT- COUNTY OF QUEENS TOWD POINT MORTGAGE TRUST 2017-1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, PLAINTIFF, AGAINST UDIT BHARAT, PRETTYPAUL K. SINGH, SEERANIE BHARAT, ET AL. DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED ON JUNE 3, 2026. I, THE UNDERSIGNED REFEREE, WILL SELL AT PUBLIC AUCTION AT THE QUEENS COUNTY SUPREME COURT, COURTROOM 25, 88-11 SUTPHIN BLVD, JAMAICA, NY 11435 ON AUGUST 21, 2026 AT 10:00 AM PREMISES KNOWN AS 192-16 100 AVENUE, HOLLIS, NY 11423. 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 ERCTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK 10860 AND LOT 31. APPROXIMATE AMOUNT OF JUDGMENT \$437,559.72 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT. INDEX #700629/2019. JJAIS A. FORDE, ESQ., REFEREE, ALDRIDGE PITE, LLP - ATTORNEYS FOR PLAINTIFF - 40 MARCUS DRIVE, SUITE 200, MELVILLE, NY 11747

#243275

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 AUGUST 21, 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 ERCTED, 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

#243264

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS OWNER TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, PLAINTIFF AGAINST LINDA SANG AS EXECUTOR AND AS HEIR OF THE ESTATE OF CHIN MOY TURNER, DANNA TURNER AS HEIR TO THE ESTATE OF CHIN MOY TURNER, ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED MAY 15, 2026, 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 AUGUST 21, 2026 AT 10:00 AM, PREMISES KNOWN AS 243-23 129TH AVENUE, ROSEDALE, NY 11422. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERCT-

ED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK: 12887 LOT: 147. APPROXIMATE AMOUNT OF JUDGMENT \$442,136.81 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #722583/2023. GEORGIA PAPAZIS, ESQ, REFEREE GROSS POLOWY, LLC 1775 WEHRLE DRIVE WILLIAMSVILLE, NY 14221 23-003326 90506

#243289

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2019-A, PLAINTIFF AGAINST NICOLE R. JAMES; ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED JUNE 10, 2026, 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 AUGUST 21, 2026 AT 10:00 AM, PREMISES KNOWN AS 94-35 220TH STREET, QUEENS VILLAGE, NY 11428. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERCTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK: 10726 LOT: 56. APPROXIMATE AMOUNT OF JUDGMENT \$642,524.59 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #713646/2022. IRENE MARIE MATTONE, ESQ., REFEREE FEIN, SUCH & CRANE, LLP 28 EAST MAIN STREET ROCHESTER, NY 14614 AYSNC247 90595

#243290

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007- RS1, PLAINTIFF AGAINST ANGELO PERALTA; ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED DECEMBER 6, 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 AUGUST 21, 2026 AT 10:00 AM, PREMISES KNOWN AS 33-26 102ND STREET, CORONA, NY 11368. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERCTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BLOCK: 1716 LOT: 19. APPROXIMATE AMOUNT OF JUDGMENT \$1,352,730.93 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #706540/2014. JANET L. BROWN, ESQ., REFEREE FEIN, SUCH & CRANE, LLP 28 EAST MAIN STREET ROCHESTER, NY 14614 DHNC103 90750

#243436

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR THE ELLINGTON TRUST SERIES 2007-1, PLAINTIFF AGAINST DINDYAL SINGH, ET AL., DEFENDANT(S) PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE DULY ENTERED SEPTEMBER 23, 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 AUGUST 21, 2026 AT 10:00 AM, PREMISES KNOWN AS 107-38 132ND STREET, 107-34 132ND STREET, RICHMOND HILL, NY 11419. ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS ERCTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF

NEW YORK, BLOCK 9611, LOT 25. APPROXIMATE AMOUNT OF JUDGMENT \$1,197,035.73 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT INDEX #703396/2016. FOR SALE INFORMATION, PLEASE CONTACT XOME AT WWW.XOME.COM OR CALL (844) 400-9633. ARTHUR N. TERRANOVA, ESQ., REFEREE GROSS POLOWY, LLC 1775 WEHRLE DRIVE WILLIAMSVILLE, NY 14221 16-000059 90800

#243355

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 RCAF ACQUISITION TRUST, PLAINTIFF AGAINST ELKE MASHAMA; DESTA MASHAMA, ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE JULY 1, 2026 AND ENTERED ON JULY 6, 2026, 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 SEPTEMBER 18, 2026 AT 10:00 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 NORTHWESTERLY SIDE OF DICKENS STREET, DISTANT 590.64 FEET NORTHEASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHWESTERLY SIDE OF DICKENS STREET WITH THE NORTHEASTERLY SIDE OF MOTT AVENUE, BEING A PLOT 100 FEET BY 16.92 FEET BY 100 FEET BY 16.92 FEET. BLOCK: 15670 LOT: 101 SAID PREMISES KNOWN AS 1361 DICKENS STREET, FAR ROCKAWAY, NY 11691 APPROXIMATE AMOUNT OF LIEN \$616,233.84 PLUS INTEREST & COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NUMBER 708268/2023. MARTHA A. TAYLOR, ESQ., REFEREE KOSTERICH & SKEETE, LLC ATTORNEY(S) FOR PLAINTIFF 707 WESTCHESTER AVE, SUITE 302, WHITE PLAINS, NY 10604

#244035

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 4TH DAY OF SEPTEMBER, 2026 AT 10:00 AM. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS THEREON ERCTED, 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: MAY 28, 2026 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.

#243712

US stocks rise to a record as oil prices drop and inflation gets less bad



A general view shows the New York Stock Exchange, Friday, Aug. 7, 2026, in New York. AP Photo/Yuki Iwamura

By Stan Choe

Associated Press

The U.S. stock market rose to an all-time high Thursday following the latest sign that inflation is getting less bad. Stocks also got a lift from easing oil prices in their latest yo-yo move.

The S&P 500 climbed 0.7% and topped its prior record set last week. The Dow Jones Industrial Average added 69 points, or 0.1%, and the Nasdaq composite gained 0.8%.

Wall Street relaxed after a report showed prices at the U.S. wholesale level were 4.7% higher last month than a year earlier. While that's more painful than anyone would like, it's not as bad as June's 5.5% inflation rate at the wholesale level, and it was slightly better than economists expected.

If inflation continues to trend that way, the Federal Reserve could decide to hold off on hikes to interest rates. Higher rates would help keep a lid on inflation, but they do so by intentionally slowing the economy and making it more expensive for everyone to borrow money.

Fed officials are split on whether they should have already begun hiking interest rates. But Thursday's report, following a similar update on inflation at the U.S. consumer level the day before, has traders now betting on just a 35% chance that the Fed will raise the federal funds rate at its next meeting in September. That's down from the roughly 50% probability seen two days ago, according to data from CME Group.

Any increase by the Fed would be the first in more than three years. It also could anger President Donald Trump, who has been lobbying for lower interest rates.

Treasury yields sank in the bond market, which eases pressure on stocks and other investments. The yield on the 10-year Treasury fell to 4.65% from 4.68% late Wednesday and from 4.72% on Monday, though it's still well above its 3.97% level from before the war with Iran sent oil and gasoline prices surging.

Oil prices eased back on Thursday, helping to limit worries about inflation. The price for a barrel of Brent crude oil

fell 2.1% to \$87.07.

It's been swinging sharply recently and pinballed between \$72 and \$102 last month as hopes rose and fell that a deal in the war could allow oil tankers to freely exit the Middle East again and deliver crude worldwide.

On Wall Street, stocks in the real-estate industry climbed to some of the market's bigger gains. When interest rates are lower and bonds are paying less in yield, the dividends that many real-estate investment trusts pay look more attractive.

Lower mortgage rates could also drive more activity in the housing market, and the average long-term U.S. mortgage rate fell this week for the first time in six weeks.

AvalonBay Communities, which owns apartments across the country, rose 2.3%. Homebuilder D.R. Horton added 2.8%.

Fossil Group climbed 5.9% after the seller of watches and jewelry became one of the latest companies to report better results for the latest quarter than analysts expected. Such reports have helped drive Wall Street to records because stocks tend to track the path of corporate profits over the long term.

They helped offset a drop for Cisco Systems, which fell 8.4% even though the tech giant reported stronger profit and revenue for the latest quarter than Wall Street expected.

Analysts said investors may be worried about its profit margins going forward, and its stock has been shaky through the summer amid worries that AI-related stocks in general shot too high.

All told, the S&P 500 rose 50.49 points to 7,798.99. The Dow Jones Industrial Average added 69.72 to 53,839.99, and the Nasdaq composite climbed 214.54 to 26,803.03.

In stock markets abroad, indexes dipped in Europe following a mixed finish in Asia.

South Korea's Kospi again had one of the world's biggest moves and jumped 3.6%. Seoul has been at the center of the world's swings for artificial-intelligence stocks because its market is dominated by two tech giants, Samsung Electronics and SK Hynix.

Blanche seeks to rally a depleted Justice Department workforce in first speech as attorney general



Acting Attorney General Todd Blanche, right, is joined by Deputy Assistant Secretary of the Department of State's Bureau of International Narcotics and Law Enforcement Affairs, Ambassador Michael C. Gonzales, left, during a news conference at the Department of Justice, Wednesday, August 5, 2026 in Washington. AP Photo/Rod Lamkey, Jr.

By Alanna Durkin Richer
Associated Press

Attorney General Todd Blanche sought to rally a depleted Justice Department workforce Thursday in his first speech since taking the reins of the beleaguered agency, promising rank-and-file staff that he will lead them with integrity.

Blanche's speech inside the storied Great Hall at Justice Department headquarters represented an effort to reassure lawyers and law enforcement officials on the heels of a tumultuous confirmation battle that exposed deep concerns about the direction of the agency under Republican President Donald Trump.

Blanche vowed to uphold the rule of law “without fear or favor,” and told staff he would welcome their ideas and encourage disagreement. Without mentioning specific moves that have raised alarms from critics that Blanche is still functioning as Trump’s personal lawyer, the attorney general acknowledged he would “not get every decision right.”

“Everything that I do will not be the right path or the right decision,” said Blanche, who served as Trump's criminal defense lawyer before entering the department last year as deputy attorney general. “No one does that, but I do promise you this: I promise you that I will work as hard as any of you. I promise that I’ll listen to you. That I will listen to the ideas that you have, or adjustments that we need to make, and if we need to make them, I will make them.”

Blanche is assuming control of the Justice Department at a turbulent time, with mass firings and resignations having hollowed out the workforce and a slew of politically

charged investigations drawing concerns that the agency is being used as a weapon to target the president's perceived foes.

He was confirmed by the Senate early Saturday by the narrowest of margins, opposed by two Republicans who expressed concerns about what they described as the politicization of the Justice Department under Trump.

Blanche told the workforce he is proud of the department's work under the second Trump administration to tackle violent crime, illegal drug trafficking and violent gangs and cartels.

“It’s easy to focus on the negative or the news story that is critical of something we’re doing or something that we’ve done, or questions something that we're doing or something that we've done,” Blanche said. “But do not forget that we have accomplished a tremendous amount of good, positive work in the past year and a half.”

Justice Connection, a network of alums, said in a statement that “Blanche’s platitudes will only resonate if his actions start matching his words.” The group noted that the department under Blanche's leadership has pushed out employees who opposed decisions in high-profile cases or who were deemed insufficiently loyal to the administration's agenda.

“Thousands more have left because leadership has consistently violated the principles Blanche articulated: prosecuting defendants based only on the facts and the law; holding those who attack law enforcement accountable; and respecting the courts,” the group said.

REFEREE’S NOTICE OF SALE IN FORECLOSURE

SUPREME COURT - COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BANC OF AMERICA FUNDING 2007-6 TRUST, PLAINTIFF - AGAINST - OSCAR PIKA, ET AL DEFENDANT(S). PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE ENTERED ON JUNE 4, 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 21ST DAY OF AUGUST, 2026 AT 10:00 AM. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK. PREMISES KNOWN AS 93-05 215TH PLACE, QUEENS VILLAGE, NY 11428. (BLOCK: 10619, LOT: 27) APPROXIMATE AMOUNT OF LIEN \$760,833.51 PLUS INTEREST AND COSTS. PREMISES WILL BE SOLD SUBJECT TO PROVISIONS OF FILED JUDGMENT AND TERMS OF SALE. INDEX NO. 714233/2017. GEORGIA PAPAZIS, ESQ., REFEREE. MCCALLA RAYMER LEIBERT PIERCE, LLP ATTORNEY(S) FOR PLAINTIFF 420 LEXINGTON AVENUE, SUITE 840 NEW YORK, NY 10170 TEL. 347/286-7409 FOR SALE INFORMATION, PLEASE VISIT AUCTION.COM AT WWW.AUCTION.COM OR CALL (800) 280-2832 DATED: JUNE 1, 2026 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.

#243282

SUPPLEMENTAL SUMMONS AND NOTICE OF OBJECT OF ACTION

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS ACTION TO FORECLOSE A MORTGAGE INDEX #: 715002/2025 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST PLAINTIFF, VS CHANTEL WHITFIELD IF LIVING, AND IF HE/SHE BE DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, CLAIMING, OR WHO MAY CLAIM TO HAVE AN INTEREST IN, OR GENERAL OR SPECIFIC LIEN UPON THE REAL PROPERTY DESCRIBED IN THIS ACTION: SUCH UNKNOWN PERSONS BEING HEREIN GENERALLY DESCRIBED AND INTENDED TO BE INCLUDED IN 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, SUSTAINABLE NEIGHBORHOODS, LLC, CROWN ASSET MANAGEMENT, LLC, BOARD OF MANAGERS OF OCEAN BREEZE AT ARVEME BY THE SEA CONDOMINIUM II, BOARD OF DIRECTORS OF OCEAN BREEZE AT ARVEME BY THE SEA HOME OWNERS ASSOCIATION, INC., NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, UNITED STATES OF AMERICA ON BEHALF OF THE IRS, NEW YORK CITY PARKING VIOLATIONS BUREAU, NEW YORK CITY DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT, PEOPLE OF THE STATE OF NEW YORK JOHN DOE (THOSE UNKNOWN TENANTS, OCCUPANTS, PERSONS OR CORPORATIONS OR THEIR HEIRS, DISTRIBUTEES, EXECUTORS, ADMINISTRATORS, TRUSTEES, GUARDIANS, ASSIGNEES, CREDITORS OR SUCCESSORS CLAIMING AN INTEREST IN THE MORTGAGED PREMISES.)

DEFENDANT(S). MORTGAGED PREMISES: 2-21 BEACH 80TH STREET, UNIT #4J ROCKAWAY BEACH, NY 11693 TO THE ABOVE NAMED DEFENDANT: 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 SUPPLEMENTAL SUMMONS, TO SERVE A NOTICE OF APPEARANCE, ON THE PLAINTIFF(S) ATTORNEY(S) WITHIN TWENTY DAYS AFTER THE SERVICE OF THIS SUPPLEMENTAL SUMMONS, EXCLUSIVE OF THE DAY OF SERVICE (OR WITHIN 30 DAYS AFTER THE SERVICE IS COMPLETE IF THIS SUPPLEMENTAL SUMMONS IS NOT PERSONALLY DELIVERED TO YOU WITHIN THE STATE OF NEW YORK). IN CASE OF YOUR FAILURE TO APPEAR OR ANSWER, JUDGMENT WILL BE TAKEN AGAINST YOU BY DEFAULT FOR THE RELIEF DEMANDED IN THE COMPLAINT. THE ATTORNEY FOR PLAINTIFF HAS AN OFFICE FOR BUSINESS IN THE COUNTY OF ERIE. TRIAL TO BE HELD IN THE COUNTY OF QUEENS. THE BASIS OF THE VENUE DESIGNATED ABOVE IS THE LOCATION OF THE MORTGAGED PREMISES. TO CHANTEL WHITFIELD IN THIS ACTION. THE FOREGOING SUPPLEMENTAL SUMMONS IS SERVED UPON YOU BY PUBLICATION, PURSUANT TO AN ORDER OF HON. LAURENTINA S. MCKEY BUTLER, ESQ. OF THE SUPREME COURT OF THE STATE OF NEW YORK, DATED THE SIXTEENTH DAY OF JULY, 2026 AND FILED WITH THE COMPLAINT IN THE OFFICE OF THE CLERK OF THE COUNTY OF QUEENS, IN THE CITY OF JAMAICA. THE OBJECT OF THIS ACTION IS TO FORECLOSE A MORTGAGE UPON THE PREMISES DESCRIBED BELOW, EXECUTED BY CHANTEL WHITFIELD DATED THE AUGUST 11, 2006, TO SECURE THE SUM OF \$207,200.00 AND RECORDED AT CRFN 2006000495883 IN THE CITY REGISTER OF THE CITY OF NEW YORK, QUEENS COUNTY ON AUGUST 31, 2006. THE MORTGAGE WAS SUBSEQUENTLY MODIFIED ON JANUARY 26, 2010. THE MORTGAGE WAS SUBSEQUENTLY MODIFIED ON MARCH 20, 2015. THE MORTGAGE WAS SUBSEQUENTLY ASSIGNED BY AN ASSIGNMENT EXECUTED FEBRUARY 9, 2016 AND RECORDED ON MARCH 1, 2016, IN THE CITY REGISTER OF THE CITY OF NEW YORK, QUEENS COUNTY AT CRFN 2016000070275. THE MORTGAGE WAS SUBSEQUENTLY ASSIGNED BY A CORRECTIVE ASSIGNMENT EXECUTED JUNE 2, 2016 AND RECORDED ON SEPTEMBER 30, 2016, IN THE CITY REGISTER OF THE CITY OF NEW YORK, QUEENS COUNTY AT CRFN 2016000345151. THE MORTGAGE WAS SUBSEQUENTLY ASSIGNED BY AN ASSIGNMENT EXECUTED JUNE 16, 2022 AND RECORDED ON NOVEMBER 29, 2022, IN THE CITY REGISTER OF THE CITY OF NEW YORK, QUEENS COUNTY AT CRFN 2022000435782. THE MORTGAGE WAS SUBSEQUENTLY MODIFIED ON DECEMBER 26, 2023. THE PROPERTY IN QUESTION IS DESCRIBED AS FOLLOWS: 2-21 BEACH 80TH STREET, UNIT #4J, ROCKAWAY BEACH, NY 11693 NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME IF YOU DO NOT RESPOND TO THIS SUMMONS AND COMPLAINT BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE MORTGAGE COMPANY WHO FILED THIS FORECLOSURE PROCEEDING AGAINST YOU AND FILING THE ANSWER WITH THE COURT, A DEFAULT JUDGMENT MAY BE ENTERED AND YOU CAN LOSE YOUR HOME. SPEAK TO AN ATTORNEY OR GO TO THE COURT WHERE YOUR CASE IS PENDING FOR FURTHER INFORMATION ON HOW TO ANSWER THE SUMMONS AND PROTECT YOUR PROPERTY. SENDING A PAYMENT TO YOUR MORTGAGE COMPANY WILL NOT STOP THIS FORECLOSURE ACTION. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. DATED: JULY 23, 2026 GROSS POLOWY LLC ATTORNEY(S) FOR PLAINTIFF(S) 1775 WEHRLE DRIVE, SUITE 100 WILLIAMSVILLE, NY 14221 THE LAW FIRM OF GROSS POLOWY LLC AND THE ATTORNEYS WHOM IT EMPLOYS ARE DEBT COLLECTORS WHO ARE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED BY THEM WILL BE USED FOR THAT PURPOSE. 90966

#243680

SUPPLEMENTAL SUMMONS WITH NOTICE

INDEX NO.: 702451/2023 DATE FILED: 2/02/2023 MORTGAGED PREMISES: 118-15 202ND STREET, SAINT ALBANS, NEW YORK 11412 BL #: 12632-50 PLAINTIFF DESIGNATES QUEENS COUNTY AS THE PLACE OF TRIAL; VENUE IS BASED UPON

THE COUNTY IN WHICH THE MORTGAGED PREMISES IS SITUATE. STATE OF NEW YORK SUPREME COURT: COUNTY OF QUEENS M&T BANK A/K/A MANUFACTURERS AND TRADERS TRUST COMPANY, PLAINTIFF, -AGAINST- COLIN I. KAWALL A/K/A COLIN I. KAWALL, INDIVIDUALLY AND AS HEIR TO CHERYL KAWALL, DECEASED; COLIN KAWALL AS TRUSTEE OF THE REVOCABLE LIVING TRUST OF COLIN KAWALL; KIM PROFITT; HOLLIE S. KAWALL; HEATHER KAWALL A/K/A HEATHER G. KAWALL; ROGER A. KAWALL; ANY AND ALL UNKNOWN HEIRS OF CHERYL KAWALL, DECEASED, ANY AND ALL UNKNOWN HEIRS OF CHERYL KAWALL 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; GILLIAN CLAIRE PERSAUD-JAGROOP A/K/A GILLIAN C. PERSAUD-JAGROOP A/K/A GILLIAN JAGROOP; ANY AND ALL UNKNOWN HEIRS OF BARBARA PERSAUD, DECEASED, ANY AND ALL UNKNOWN HEIRS OF BARBARA PERSAUD 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; BANK OF AMERICA, N.A.; CRIMINAL COURT OF THE CITY OF NEW YORK; CITY OF NEW YORK TRANSIT ADJUDICATION BUREAU; NEW YORK CITY PARKING VIOLATIONS BUREAU; "JOHN DOE #1- #50" AND "MARY ROE #1- #50"; THE LAST TWO NAMES BEING FICTITIOUS, IT BEING INTENDED TO NAME ALL OTHER PARTIES WHO MAY HAVE SOME INTEREST IN OR LIEN UPON THE PREMISES DESCRIBED IN THE COMPLAINT. 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 ATTORNEYS FOR THE PLAINTIFF WITHIN 20 DAYS AFTER THE SERVICE OF THIS SUMMONS, EXCLUSIVE OF THE DAY OF SERVICE (OR WITHIN 30 DAYS AFTER SERVICE IS COMPLETE IF THIS SUMMONS IS NOT PERSONALLY DELIVERED TO YOU WITHIN THE STATE OF NEW YORK). IN CASE OF YOUR FAILURE TO APPEAR OR ANSWER, JUDGMENT WILL BE TAKEN AGAINST YOU BY DEFAULT FOR THE RELIEF DEMANDED IN THE AMENDED COMPLAINT. NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME IF YOU DO NOT RESPOND TO THIS SUMMONS AND COMPLAINT BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE MORTGAGE COMPANY WHO FILED THIS FORECLOSURE PROCEEDING AGAINST YOU AND FILING THE ANSWER WITH THE COURT, A DEFAULT JUDGMENT MAY BE ENTERED AND YOU CAN LOSE YOUR HOME. SPEAK TO AN ATTORNEY OR GO TO THE COURT WHERE YOUR CASE IS PENDING FOR FURTHER INFORMATION ON HOW TO ANSWER THE SUMMONS AND PROTECT YOUR PROPERTY. SENDING PAYMENT TO YOUR MORTGAGE COMPANY WILL NOT STOP THIS FORECLOSURE ACTION. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. THE OBJECT OF THE ABOVE CAPTIONED ACTION IS TO FORECLOSE A MORTGAGE TO SECURE \$30,000.00 AND INTEREST, RECORDED IN THE OFFICE OF THE CLERK OF QUEENS COUNTY ON MADISON ON DECEMBER 10, 2014, AS CRFN 2014000406684, COVERING PREMISES KNOWN AS 118-15 202ND STREET, SAINT ALBANS, NEW YORK 11412, BL #: 12632-50 THE RELIEF SOUGHT IN THE WITHIN ACTION IS A FINAL JUDGMENT DIRECTING THE SALE OF THE PREMISES

ES DESCRIBED ABOVE TO SATISFY THE DEBT SECURED BY THE MORTGAGE DESCRIBED ABOVE. THE PLAINTIFF ALSO SEEKS A DEFICIENCY JUDGMENT AGAINST THE DEFENDANTS AND FOR ANY DEBT SECURED BY SAID MORTGAGE WHICH IS NOT SATISFIED BY THE PROCEEDS OF THE SALE OF SAID PREMISES. TO THE DEFENDANTS ANY AND ALL UNKNOWN HEIRS OF CHERYL KAWALL, DECEASED, ANY AND ALL UNKNOWN HEIRS OF CHERYL KAWALL ALL THE HEIRS AT LAW, NEXT OF KIN, DISTRIBUTEES, DEVISEES, GRANTEES, TRUSTEES, LIENORS, CREDITORS, ASSIGNEES AND SUCCESSORS IN INTEREST OF ANY OF THE AFORESAID DEFENDANTS, 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 AND ANY AND ALL UNKNOWN HEIRS OF BARBARA PERSAUD, DECEASED, ANY AND ALL UNKNOWN HEIRS OF BARBARA PERSAUD ALL THE HEIRS AT LAW, NEXT OF KIN, DISTRIBUTEES, DEVISEES, GRANTEES, TRUSTEES, LIENORS, CREDITORS, ASSIGNEES AND SUCCESSORS IN INTEREST OF ANY OF THE AFORESAID DEFENDANTS, 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, THE FOREGOING SUPPLEMENTAL SUMMONS WITH NOTICE IS SERVED UPON YOU BY PUBLICATION PURSUANT TO AN ORDER OF THE HON. PETER J. KELLY, J.S.C. OF THE SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF QUEENS, DATED JUNE 18, 2026 AND FILED JUNE 26, 2026. DATED: JULY 9, 2026 /S/ DEBORAH M. GALLO DEBORAH M. GALLO, ESQ. MCCALLA RAYMER LEIBERT PIERCE, LLP 420 LEXINGTON AVENUE, SUITE 840 NEW YORK, NEW YORK 10170 PHONE: 347.286.7409 FAX: 347-286-7414 ATTORNEYS FOR PLAINTIFF, M&T BANK A/K/A MANUFACTURERS AND TRADERS TRUST COMPANY HELP FOR HOMEOWNERS IN FORECLOSURE NEW YORK STATE LAW REQUIRES THAT WE SEND YOU THIS NOTICE ABOUT THE FORECLOSURE PROCESS. PLEASE READ IT CAREFULLY. SUMMONS AND COMPLAINT YOU ARE IN DANGER OF LOSING YOUR HOME. IF YOU FAIL TO RESPOND TO THE SUMMONS AND COMPLAINT IN THIS FORECLOSURE ACTION, YOU MAY LOSE YOUR HOME. PLEASE READ THE SUMMONS AND COMPLAINT CAREFULLY. YOU SHOULD IMMEDIATELY CONTACT AN ATTORNEY OR YOUR LOCAL LEGAL AID OFFICE TO OBTAIN ADVICE ON HOW TO PROTECT YOURSELF. SOURCES OF INFORMATION AND ASSISTANCE. THE STATE ENCOURAGES YOU TO BECOME INFORMED ABOUT YOUR OPTIONS IN FORECLOSURE. IN ADDITION TO SEEKING ASSISTANCE FROM AN ATTORNEY OR LEGAL AID OFFICE, THERE ARE GOVERNMENT AGENCIES AND NON-PROFIT ORGANIZATIONS THAT YOU MAY CONTACT FOR INFORMATION ABOUT POSSIBLE OPTIONS, INCLUDING TRYING TO WORK WITH YOUR LENDER DURING THIS PROCESS. TO LOCATE AN ENTITY NEAR YOU, YOU MAY CALL THE TOLL-FREE HELPLINE MAINTAINED BY THE NEW YORK STATE BANKING DEPARTMENT OF FINANCIAL SERVICES AT 1-800-342-3736 OR VISIT THE DEPARTMENT'S WEBSITE AT WWW.DFS.NY.GOV. FORECLOSURE RESCUE SCAMS BE CAREFUL OF PEOPLE WHO APPROACH YOU WITH OFFERS TO "SAVE" YOUR HOME. THERE ARE INDIVIDUALS WHO WATCH FOR NOTICES OF FORECLOSURE ACTIONS IN ORDER TO UNFAIRLY PROFIT FROM A HOMEOWNER'S DISTRESS. YOU SHOULD BE EXTREMELY CAREFUL ABOUT ANY SUCH PROMISES AND ANY SUGGESTIONS THAT YOU PAY THEM A FEE OR SIGN OVER YOUR DEED. STATE LAW REQUIRES ANYONE OFFERING SUCH SERVICES FOR PROFIT TO ENTER INTO A CONTRACT WHICH FULLY DESCRIBES THE SERVICES THEY WILL PERFORM AND FEES THEY WILL CHARGE, AND WHICH PROHIBITS THEM FROM TAKING ANY MONEY FROM YOU UNTIL THEY HAVE COMPLETED ALL SUCH PROMISED SERVICES.

#243227

2ND DEPARTMENT/PUBLIC LEGAL NOTICES

UCC PUBLIC SALE NOTICE -ADJOURNMENT

PLEASE TAKE NOTICE THAT NEW-MARK, ON BEHALF OF FULTON SCG II DEBT FUND, LLC, A DELAWARE LIMITED LIABILITY COMPANY (THE "SECURED PARTY"), WILL OFFER FOR SALE AT PUBLIC AUCTION ON AUGUST 26, 2026 AT 3:00 P.M. EDT IN CONNECTION WITH A UNIFORM COMMERCIAL CODE SALE, 100% OF THE LIMITED LIABILITY COMPANY MEMBERSHIP INTERESTS (THE "INTERESTS") IN AND TO FULTON SCG MEMBER LLC, A DELAWARE LIMITED LIABILITY COMPANY (THE "ISSUER"), WHICH ISSUER IS THE INDIRECT OWNER OF CERTAIN REAL PROPERTIES COMPRISED OF CERTAIN COMMERCIAL AND RESIDENTIAL CONDOMINIUM UNITS IN THE TANGRAM DEVELOPMENT (COLLECTIVELY, THE "PROPERTY"). THE INTERESTS ARE OWNED BY FULTON SCG DEVELOPMENT MEZZ LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAVING ITS PRINCIPAL PLACE OF BUSINESS AT 37-12 PRINCE STREET, #PH2A, FLUSHING, NEW YORK (THE "DEBTOR"). THE SALE WILL BE CONDUCTED IN-PERSON IN THE OFFICES OF KASOWITZ LLP, 1633 BROADWAY, NEW YORK, NEW YORK 10019, AND ALSO BE-

ING BROADCAST FOR REMOTE PARTICIPATION VIA VIRTUAL VIDEOCONFERENCE. THE URL ADDRESS AND PASSWORD FOR THE ONLINE VIDEO CONFERENCE WILL BE PROVIDED TO ALL CONFIRMED PARTICIPANTS THAT HAVE PROPERLY REGISTERED PURSUANT TO THE TERMS OF SALE. PARTIES WHO DO NOT SATISFY THE CONDITIONS TO BID IN ACCORDANCE WITH THE TERMS HEREOF AND THE TERMS OF SALE WILL FORFEIT THEIR OPPORTUNITY TO REGISTER AND MAY BE BANNED FROM BIDDING. THE DEBTOR HAS PLEDGED AND GRANTED TO THE SECURED PARTY A FIRST PRIORITY LIEN ON AND SECURITY INTEREST IN THE INTERESTS PURSUANT TO THAT CERTAIN FIRST PRIORITY MEMBER INTEREST PLEDGE AGREEMENT DATED AS OF DECEMBER 8, 2017. THE SECURED PARTY IS OFFERING THE INTERESTS FOR SALE IN CONNECTION WITH THE FORECLOSURE ON THE PLEDGE OF SUCH INTERESTS. THE INTERESTS ARE BEING OFFERED AS A SINGLE LOT, "AS-IS, WHERE-IS", WITH NO EXPRESS OR IMPLIED WARRANTIES, REPRESENTATIONS, STATEMENTS OR CONDITIONS OF ANY KIND MADE BY THE SECURED PARTY OR ANY PERSON ACTING FOR OR ON BEHALF OF THE SECURED PARTY, WITHOUT ANY RECOURSE WHATSOEVER,

EVER TO THE SECURED PARTY OR ANY OTHER PERSON ACTING FOR OR ON BEHALF OF THE SECURED PARTY AND EACH BIDDER MUST MAKE ITS OWN INQUIRY REGARDING THE INTERESTS. THE WINNING BIDDER SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL TRANSFER TAXES, STAMP DUTIES AND SIMILAR TAXES INCURRED IN CONNECTION WITH THE PURCHASE OF THE INTERESTS. THE SECURED PARTY RESERVES THE RIGHT TO CREDIT BID, SET A MINIMUM RESERVE PRICE, REJECT ALL BIDS (INCLUDING WITHOUT LIMITATION ANY BID THAT IT DEEMS TO HAVE BEEN MADE BY A BIDDER THAT IS UNABLE TO SATISFY THE REQUIREMENTS IMPOSED BY THE SECURED PARTY UPON PROSPECTIVE BIDDERS IN CONNECTION WITH THE SALE OR TO WHOM IN THE SECURED PARTY'S SOLE JUDGMENT A SALE MAY NOT LAWFULLY BE MADE) AND/OR TERMINATE OR ADJOURN THE SALE TO ANOTHER TIME, WITHOUT FURTHER NOTICE. THE SECURED PARTY FURTHER RESERVES THE RIGHT TO RESTRICT PROSPECTIVE BIDDERS TO THOSE WHO WILL REPRESENT THAT THEY ARE PURCHASING THE INTERESTS FOR THEIR OWN ACCOUNT FOR INVESTMENT NOT WITH A VIEW TO THE DISTRIBUTION OR RESALE OF SUCH INTERESTS, TO VERIFY THAT EACH CERTIFICATE FOR THE INTERESTS TO BE SOLD BEARS A LEGEND SUBSTANTIALLY TO THE EFFECT THAT SUCH INTERESTS HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED (THE "SECURITIES ACT"), AND MAY NOT BE DISPOSED OF IN VIOLATION OF THE PROVISIONS OF THE SECURITIES ACT AND TO IMPOSE SUCH OTHER LIMITATIONS OR CONDITIONS IN CONNECTION WITH THE SALE OF THE INTERESTS AS THE SECURED PARTY DEEMS NECESSARY OR ADVISABLE, IN ITS SOLE DISCRETION, IN ORDER TO COMPLY WITH THE SECURITIES ACT OR ANY OTHER APPLICABLE LAW OR REGULATION. ALL BIDS (OTHER THAN CREDIT BIDS OF THE SECURED PARTY) MUST BE FOR CASH. FURTHER INFORMATION CONCERNING THE INTERESTS, A DETAILED DESCRIPTION OF THE PROPERTY, THE REQUIREMENTS FOR OBTAINING INFORMATION AND BIDDING ON THE INTERESTS AND THE TERMS OF SALE CAN BE FOUND AT [HTTPS://TINYURL.COM/4TCNS6DV](https://tinyurl.com/4tcns6dv). BROCK CANNON +1 646-315-4785; BROCK.CANNON@NMRK.COM

#244244

Forbes editor out; report says he took \$6M from founder of firm that does business with magazine



Forbes Chief Content Officer Randall Lane moderates a discussion during the Global Citizen Now conference, May 2, 2024, in New York.
AP Photo/Mary Altaffer, File

By Laurie Kellman
Associated Press

The top editor of Forbes left his job last month after an “undisclosed conflict of interest” and was reportedly dismissed for accepting \$6 million from the founder of a firm that does business with the magazine.

The New York Times reported this week that Randall Lane was paid by RJ Shook, whose company, Shook Research, worked with Forbes since 2016 to publish rankings of wealth advisers. The payment was made after Shook sold a majority stake in the company to a private equity firm a year ago.

A internal email dated July 23 and reviewed by The Associated Press confirmed that Lane, who had been editor and chief content officer, no longer worked for the company. It provided no other details of his departure. Lane had worked for Forbes for nearly 16 years and as its top editor since 2017.

“When this undisclosed conflict of interest was brought to our attention, we examined the situation closely and took the appropriate action immediately,” a spokesperson for Forbes said in an email Thursday. She added: “Forbes remains focused on delivering trusted journalism.”

A person who works at Forbes and spoke on condition of anonymity because of the sensitivity of the issue told the AP that the staff discovered the apparent reasons behind the firing by reading the Times story. A subsequent email sent out this week said the company could not comment on the matter further.

The Times quoted a person familiar with Lane’s thinking as saying he considered the payment a gift in return for advice he had provided Shook over the years.

“I made a mistake, and I take responsibility for it,” Mr. Lane said in a statement to The Times. I should have disclosed the gift and failing to was a serious error in judgment. I deeply regret that, and I lost the job and team I love because of it.”

Lane and a spokesperson for Forbes did not respond to requests for comment.

It’s unclear why Shook paid Lane. But the company and Forbes apparently had a close relationship. On its website, for example, Shook Research lists 12 rankings of wealth advisers and management teams in partnership with Forbes.

Also unclear is why Lane thought disclosing the payment would have solved the ethical issues it may have raised. Traditional newsrooms typically forbid journalists from accepting payments from sources or business partners to avoid conflicts of interest — or even the appearance of conflict.

Forbes’ statement of editorial values and standards says that the company “prohibit(s) all staff members and contributors from accepting compensation, privileges or favors of any kind from people, companies or groups featured in their coverage.”

“Any real or perceived conflicts of interest or relationships at all (financial, professional, legal actions, personal or otherwise) must be avoided and/or discussed with the appropriate managing editor. If approved, it must be explicitly disclosed in the story to readers to maintain their trust,” it reads. “Any attempt to evade or failure to honor these solemn responsibilities is a serious offense and is subject to review and swift disciplinary action.”

The Times report comes at a low moment for public trust in the media. A majority of Americans — 57% — said they have low confidence in journalists to act in the best interests of the public, according to a Pew Research Center analysis in February.

Forbes was founded in 1917 and developed into an influential biweekly account of corporate America, putting giants like Steve Jobs and Warren Buffett on its cover.

Lane was apparently aware of trust issues in the news business. In 2024, he published a column titled, “How Forbes Delivers Journalism You Can Trust.”

“Thomas Jefferson famously noted that we get the government we deserve,” he wrote. “That’s true of our media too.”

COMMERCE

2ND DEPARTMENT / New Business Formations

9801 JAMAICA LLC

9801 JAMAICA LLC. ARTS. OF ORG. FILED WITH THE SSNY ON 07/06/26. 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, 67-29 169TH STREET, FRESH MEADOWS, NY 11365. PURPOSE: ANY LAWFUL PURPOSE.

#243151

L. J. 38 LLC

A NOTICE OF FORMATION OF L. J. 38 LLC, ART. OF ORG. FILED SECY. OF STATE OF NY (SSNY) ON 2/12/2026. OFFICE LOCATION: QUEENS COUNTY. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL COPY OF PROCESS TO: THE LLC, 200-38 45TH AVE, BAYSIDE, NY 11361. PURPOSE: ANY LAWFUL ACTIVITY.

#243127

KBA BEAUTY BAR LLC

KBA BEAUTY BAR LLC ARTICLES OF ORG. FILED NY SEC. OF STATE (SSNY) ON 4/21/26. OFFICE IN QUEENS CO. SSNY DESIG. AGENT OF LLC UPON WHOM PROCESS MAY BE SERVED. SSNY SHALL MAIL COPY OF PROCESS TO KBA BEAUTY BAR LLC, 94-06 222ND STREET 2ND FL, QUEENS VILLAGE, NY 11428. PURPOSE: ANY LAWFUL PURPOSE.

#243181

SUKHNANDAN'S ESTATE LLC

SUKHNANDAN'S ESTATE LLC. ARTS. OF ORG. FILED WITH THE SSNY ON 07/07/26. 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, 106-03 LIBERTY AVENUE, OZONE PARK, NY 11417. PURPOSE: ANY LAWFUL PURPOSE.

#243186

ESRYC LLC

ESRYC LLC, ARTS. OF ORG. FILED WITH THE SSNY ON 07/13/2026. OFFICE LOC: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT UPON WHOM PROCESS AGAINST THE LLC MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: RACHEL HARRIS, 96-18 63RD DRIVE #500, REGO PARK, NY 11374. PURPOSE: ANY LAWFUL PURPOSE.

#243368

EOSEOW LLC

EOSEOW LLC, ARTS OF ORG FILED WITH SSNY ON 06/11/26. OFF. LOC.: QUEENS COUNTY, SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL A COPY OF PROCESS TO: THE LLC, 51-74 VAN KLEECK ST, ELMHURST NY 11373. PURPOSE: TO ENGAGE IN ANY LAWFUL ACT.

#243378

CRESCENT STREET STUDIOS LLC

NOTICE OF FORMATION OF CRESCENT STREET STUDIOS LLC ARTS. OF ORG. FILED WITH SECY. OF STATE OF NY (SSNY) ON 07/13/26. OFFICE LOCATION: QUEENS COUNTY. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO CORPORATION SERVICE CO., 80 STATE ST., ALBANY, NY 12207-2543. PURPOSE: ANY LAWFUL ACTIVITY.

#243400

149-30 124TH STREET LLC

NOTICE OF FORMATION (LLC). NAME: 149-30 124TH STREET LLC ARTICLES OF ORGANIZATION FILED WITH NY DEPT. OF STATE ON 07/14/2026. OFFICE LOCATION: QUEENS COUNTY. NY DOS SHALL MAIL COPY OF PROCESS TO: THE LLC, 149-30 124TH STREET, UNIT 1, SOUTH OZONE PARK, NY, 11420. PURPOSE: ANY LAWFUL ACTIVITY

#243612

42-01 28TH AVENUE LLC

42-01 28TH AVENUE LLC. ARTS. OF ORG. FILED WITH THE SSNY ON 06/22/26. 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, 28-18 STEINWAY STREET, ASTORIA, NY 11103. PURPOSE: ANY LAWFUL PURPOSE.

#243618

TRIANGLE EQUITIES HOLDING COMPANY I LLC

NOTICE OF FORMATION OF TRIANGLE EQUITIES HOLDING COMPANY I LLC ARTS. OF ORG. FILED WITH SECY. OF STATE OF NY (SSNY) ON 07/16/26. OFFICE LOCATION: QUEENS COUNTY. PRINC. OFFICE OF LLC: 30-56 WHITESTONE EXPRESSWAY, STE. 300, WHITESTONE, NY 11354. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO THE LLC AT THE ADDR. OF ITS PRINC. OFFICE. PURPOSE: ANY LAWFUL ACTIVITY.

#243627

PERSAUD SOLUTIONS LLC

PERSAUD SOLUTIONS LLC FILED ARTS. OF ORG. WITH THE SECY OF STATE OF NY (SSNY) ON 6/18/2026. 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: CORPORATION SERVICE COMPANY, 80 STATE ST, ALBANY, NY 12207. PURPOSE: ANY LAWFUL ACT.

#243881

JAFRIN ALAMGIR, NP IN FAMILY HEALTH PLLC

JAFRIN ALAMGIR, NP IN FAMILY HEALTH PLLC. FILED 3/12/26. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 418 BROADWAY, ALBANY, NY 12077. PURP: ANY LAWFUL.

#243963

TJ & SON LLC

TJ & SON LLC. FILED 7/6/26. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 8523 BROADWAY, ELMHURST, NY 11373. PURP: ANY LAWFUL.

#243964

3RD SPACE WORKSHOP LLC

3RD SPACE WORKSHOP LLC. FILED 7/13/26. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 41-42 50TH ST, WOODSIDE, NY 11377. PURP: ANY LAWFUL.

#243965

GS 28-07 23RD AVENUE LLC

GS 28-07 23RD AVENUE LLC. FILED 6/30/26. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 22-28 38TH ST, ASTORIA, NY 11105. PURP: ANY LAWFUL.

#243966

GS 28-09 23RD AVENUE LLC

GS 28-09 23RD AVENUE LLC. FILED 6/15/26. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 22-28 38TH ST, ASTORIA, NY 11105. PURP: ANY LAWFUL.

#243967

1465 FOREST AVE LLC

1465 FOREST AVE LLC. FILED 1/12/26. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 3808 UNION ST, FLUSHING, NY 11354. PURP: ANY LAWFUL.

#243968

130TH AVE LLC

130TH AVE LLC. FILED 6/23/26. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 57-41 226TH ST, BAYSIDE, NY 11364. PURP: ANY LAWFUL.

#243969

1820 LLC

1820 LLC. FILED 6/2/26. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 5741 226TH ST, BAYSIDE, NY 11364. PURP: ANY LAWFUL.

#243970

117 STREET PARTNERS LLC

117 STREET PARTNERS LLC. FILED 2/11/26. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 5741 226TH ST, BAYSIDE, NY 11364. PURP: ANY LAWFUL.

#243971

JI ADULT HEALTH NP PLLC

JI ADULT HEALTH NP PLLC. FILED 5/1/25. CTY: QUEENS. SSNY DESIG. FOR PROCESS & SHALL MAIL 7309 180TH ST, FRESH MEADOWS, NY 11366. PURP: ANY LAWFUL.

#243972

EXPEDITING DIRECT LLC

NOTICE OF FORMATION OF EXPEDITING DIRECT LLC. ARTS OF ORG. FILED WITH SECY. OF STATE OF NY (SSNY) ON 07/29/2026. OFFICE LOCATION: QUEENS COUNTY. SSNY DESIGNATED AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: LEGALINC CORPORATE SERVICES INC., 1967 WEHRLE DR., STE. 1 #086, BUFFALO, NY 14221, ALSO THE REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED. PURPOSE: ANY LAWFUL ACTIVITIES.

#243979



Our World In Pictures

KASHMIR — Practice makes perfect: Artists perform during the final rehearsal for India's Independence Day parade in Srinagar, Indian-controlled Kashmir, Thursday, Aug. 13, 2026.

Photo: Dar Yasin/AP



MINNESOTA — Nothing like that end-of-summer, back-to-school shopping excitement: Deanna Pearson, 4, browses the children's shoe section at a Goodwill store in Roseville, Minn., Wednesday, Aug. 12, 2026.

Photo: Ellen Schmidt/AP



ENGLAND — Britain records its hottest day of the year as summer heat grips parts of Europe: Woodhead reservoir near Manchester, England, Thursday, Aug. 13, 2026, as more than two-thirds of the UK suffers under drought conditions.

Photo: Jon Super/AP



DUESSELDORF — The official world champion and the first-ever qualifier handing out quotas for flag football's Olympic debut at the LA28 Summer Games: Mexico's quarterback Diana Flores Arenas looking for players during the Flag Football World Championship women's match between Mexico and Germany in Duesseldorf, Germany, Thursday, Aug. 13, 2026.

Photo: Martin Meissner/AP

New Council push to save traditional Medicare for retirees

By **Claudia Irizarry Aponte**
The City Reporter

This story was originally published by The City Reporter.

A leading organization representing retired New York City civil servants living across the country is reviving a push that would block any future effort to shift the city’s 250,000 retirees and their dependents to a privatized Medicare plan.

The bill, which is being re-introduced by Councilmember Christopher Marte of Chinatown on Thursday, would prohibit the city from establishing any health care program that would “diminish” retirees’ current access to care. It specifically bars the city from raising costs for premiums, deductibles, co-insurance and copays, and from “compelling enrollment in any privatized forms of Medicare or plans with limited provider networks.”

The refreshed proposal makes no direct reference to Medicare Advantage, the controversial public-private alternative to traditional Medicare reviled by retirees who claim it offers inferior care. But it tees up yet another potential fight between the retirees, their unions and Mayor Zohran Mamdani’s City Hall.

Marte’s bill marks the third attempt by lawmakers to block attempts to change retirees’ city-funded healthcare, following unsuccessful efforts by Marte in 2024 and former Councilmember Charles Barron in 2023.

The revamped bill is a “monumental” step for retirees, said Marianne Pizzitola, the head of the NYC Organization of Public Service Retirees.

Pizzitola said that she’s made peace with the bill not mentioning Medicare Advantage directly: “You can see it alludes to Medicare Advantage. It describes what Medicare Advantage does.”

“We’re hoping that the stars are aligned and that this is our year,” she said.

How the Mamdani administration will deal with the coming showdown is to be determined.

While Mamdani campaigned on rejecting Medicare Advantage, the key architect of that deal, Robert Linn, a former city labor relations commissioner, was an advisor to his transition team. Pizzitola, the head of the retirees’ group, has complained on social media for more than a year that Mamdani and his surrogates have allegedly ignored repeated requests for meetings on this issue and others impacting her members.

The leaders of the city’s two largest public sector unions — District Council 37 and the United Federation of Teachers — fiercely opposed prior efforts by the retirees and the Council to stop the switch. The unions argued that any efforts by lawmakers to dictate the terms of their healthcare infringed on their collective bargaining rights.

Scorched Earth

Healthcare — both for retirees and working civil servants — is negotiated between the city



Councilmember Christopher Marte (D-Manhattan) speaks outside City Hall ahead of introducing legislation to save city worker retirees from being moved into a privatized Medicare plan, Aug. 13, 2026.

Credit: Ben Fractenberg/The City Reporter

and the Municipal Labor Committee, the consortium of the city’s 102 public sector unions. The group has been operating without an elected leader since its former head, Harry Nespole of the sanitation workers union, retired May 2025. Henry Garrido, DC 37’s executive director, has been its de facto leader ever since.

Marte told The City Reporter he’s been working closely with the council’s bill drafting unit on language that looks beyond the Medicare Advantage question to lock in retirees’ health benefits.

“We are being really careful about how we define ‘diminished’ healthcare,” Marte said. “And forcing someone to pay a higher copay, for example, could potentially make it more difficult for someone to get the care they need and that they were previously promised.”

“We need to make sure that the promise that



Retired city workers joined the rally outside City Hall Thursday morning.

Credit: Ben Fractenberg/The City Reporter

was made to these retirees” — city-funded traditional Medicare and supplemental coverage — “stays forever,” added Marte.

The major unions are also poised to put up a fight. Last year, with Marte and other sponsors of the bill up for re-election, the UFT and DC 37 went scorched earth, rescinding endorsements for and campaigning against incumbents over their support for Marte’s bill.

The Missing \$600 Million

Spokespersons for DC 37 and the UFT could not be immediately reached for comment about Marte’s new bill.

The Medicare Advantage dates back to two mayoral administrations ago. In 2021, then-Mayor Bill de Blasio and the Municipal Labor Committee announced a plan to switch the city’s 250,000 retirees to Medicare Advantage, a mea-

sure that was slated to save \$600 million annually to help pay for other health benefits.

The plan prompted immediate and intense backlash from retirees and some rank-and-file union members who were near retirement, who claimed the program has a smaller network and higher out-of-pocket costs than traditional Medicare.

After successfully defending the plan from the retirees’ legal challenges, then-Mayor Eric Adams ditched the effort last summer. The health fund the Medicare Advantage savings were meant to replenish is now insolvent, and the city Comptroller’s office recommended dissolving it entirely in a December 2025 audit.

Neither Mamdani nor city Comptroller Mark Levine, who was sworn in on January 1, have said how they plan to deal with the issue of health costs going forward.



Retired FDNY worker Marianne Pizzitola has helped organize the former city employees.

Credit: Ben Fractenberg/The City Reporter

ICE's plan to give officers electric shock gloves draws outrage and fears of misuse

By Ryan J. Foley
Associated Press

Immigration and Customs Enforcement's plan to give officers gloves that deliver painful electric shocks faced criticism Wednesday from Democratic elected officials and civil rights advocates, who called it unnecessary and cruel.

ICE plans to spend between \$10 million and \$20 million to outfit officers and agents with "conductive distraction and de-escalation devices," according to a notice published Monday and revealed first by The Associated Press.

The devices known as the G.L.O.V.E., which stands for Generated Low Output Voltage Emitter, are normal patrol gloves until an officer presses a button to activate its electrical mode. They must be applied directly to someone's skin to produce a voltage that causes pain, which is intended to gain compliance from people who are resisting. Unlike Tasers, they do not leave burn or contact marks.

New York AG says she is 'outraged' by plan

The size of the purchase suggests ICE plans to give the device to most or all of its officers. The gloves have been used by local departments more often in jails than in the streets, where ICE officers have increasingly used force to extract people from cars and faced protests over their actions carrying out President Donald Trump's crackdown on illegal immigration.

"We are outraged," New York Attorney General Letitia James said at a news conference Wednesday, where she warned that ICE officers who misuse the gloves in her state could face criminal and civil consequences.

The Department of Homeland Security, ICE's parent agency, issued a statement that did not mention the product specifically or explain why it had been chosen.

"ICE is constantly assessing the needs of our officers in the field to ensure they have the tools and equipment necessary to safely arrest and remove criminal illegal aliens from our country," the statement said. "Every decision is made with careful consideration and appropriately reviewed to ensure that any technology ICE utilizes is consistent with all applicable law enforcement policies and standards."



Federal agents walk down a street while conducting immigration enforcement operations in Minneapolis, Feb. 5, 2026.

AP Photo/Ryan Murphy, File

Lawsuit alleges shocks from gloves contributed to man's death

While the devices are marketed as nonlethal and safe for the heart, a pending lawsuit alleges a 43-year-old man died in 2024 after he was shocked 27 times with the gloves and 13 more times by a Taser at a jail in Richmond, Kentucky. An internal

investigation found two of the glove shocks lasted 45 and 99 seconds apiece — far more than the manufacturer's recommended 15-second limit.

"These actions not only inflicted unnecessary pain but also heightened the risk of serious health complications," the investigation by the Madison County Detention Center found, according to

court documents.

An Associated Press review found two other lawsuits alleging injuries from the gloves, including a man with heart problems who was shocked at a Las Vegas trade show and a defendant who said he was laughed at after he was unnecessarily shocked in court. Both cases have been dismissed.

Several Democrats in Congress, including Reps. Pramila Jayapal, Maxwell Frost and Delia Ramirez, said on social media that ICE did not need another weapon.

"This won't make anyone safer and in fact just gives ICE another dangerous tool to target citizens and immigrants alike," Jayapal wrote on X.

Former ICE leader, law professor worry gloves will be misused

The manufacturer warns the devices should not be used against some populations that ICE agents routinely encounter: the elderly, small children, pregnant women and the severely handicapped. The device's user manual also warns it should not be used in response to verbal defiance, or for punishment, torture or horseplay.

"It's too easy for this to get misused, against a population that doesn't pose a threat," former ICE acting director John Sandweg said Wednesday in an interview on MS NOW.

The maker of the Taser recently phased out its drive-stun feature, a similar pain compliance tool that had been misused by some officers.

Michael Mannheimer, a law professor at Northern Kentucky University who has written about police use-of-force and issues in federal law enforcement operations, agreed the gloves raised concerns about officers using disproportionate force.

"One concern I would have is if ICE agents have this at their immediate disposal, will they use it more than they should? Will they jump over lesser force that could be appropriate and successful to attain compliance and instead use this first?" he said.

The notice published in a DHS database indicated the solicitation for a no-bid contract to purchase the gloves could be released as early as Friday, and the contract would last through March 31, 2027. The founder of Compliant Technologies LLC, which manufactures the gloves, declined comment.



New York Attorney General Letitia James, flanked by New York Mayor Zohran Mamdani, left, and New York Governor Kathy Hochul, takes part in a press conference to announce action against ICE overreach in New York, Wednesday, Aug. 12, 2026. AP Photo/Yuki Iwamura

COMMERCE

2ND DEPARTMENT / New Business Formations

LILY STUDIO 99 LLC
LILY STUDIO 99 LLC, ARTS. OF ORG. FILED WITH THE SSNY ON 08/05/2026. OFFICE LOC: QUEENS COUNTY. SSNY HAS BEEN DESIGNATED AS AGENT UPON WHOM PROCESS AGAINST THE LLC MAY BE SERVED. SSNY SHALL MAIL PROCESS TO: FANG WANG, 37-08 MAIN ST. A14, FLUSHING, NY 11354. PURPOSE: ANY LAWFUL PURPOSE.

#244247

MJE CAPITAL HOLDINGS LLC
MJE CAPITAL HOLDINGS LLC WITH SSNY ON 5/3/2021. OFFICE: QUEENS. SSNY DESG AS AGENT FOR PROCESS & SHALL MAIL TO: 10828 69 ROAD, FOREST HILLS, NY 11375. ANY LAWFUL PURPOSE.

#244267

567THEKAİROS LLC
NOTICE OF QUAL. OF 567THEKAİROS LLC. AUTH. FILED WITH SSNY ON 8/6/2026. OFFICE LOCATION: QUEENS. LLC FORMED IN MA ON 11/9/2023. SSNY DESG. AS AGENT OF LLC UPON WHOM PROCESS AGAINST IT MAY BE SERVED. SSNY MAIL PROCESS TO: 21-43 45TH ST. APT. 2R, ASTORIA, NY 11105. ARTS. OF ORG. FILED WITH MA SOS. 1 ASHBURTON PLACE, BOSTON, MA 02108. ANY LAWFUL PURPOSE.

#244268

11102 TALLER LUMA LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: TALLER LUMA LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 7/7/2026. 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 LUISA FLOREZ HERRAN 1234 30TH AVE, APARTMENT 2L ASTORIA, NY, 11102. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#243191

11103 ELEVATE HEALTH + WELLNESS, LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: ELEVATE HEALTH + WELLNESS, LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 8/9/2026. 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 MALIA KRAHN 3075 38TH ST, APT 3 ASTORIA, NY, 11103. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#244237

11106 WHOLESOME HOUSE PRODUCTIONS LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: WHOLESOME HOUSE PRODUCTIONS LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 4/22/2026. 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 THE LLC 3215 35TH ST APT F9, ASTORIA, NY, 11106. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#243455

WORTHY MEDIA & EVENTS LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: WORTHY MEDIA & EVENTS LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 5/23/2026. 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 THE LLC 3164 30TH ST APT 25, ASTORIA, NY, 11106. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#244148

11355 PERFECT TRAVEL USA LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: PERFECT TRAVEL USA LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 6/29/2026. 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 PERFECT TRAVEL USA LLC 13915 FRANKLIN AVE, 2F FLUSHING, NY, 11355. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#242943

11364 JUSTIN LIU VENTURES LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: JUSTIN LIU VENTURES LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 6/30/2026. 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 JUSTIN LIU 48-10 202ND STREET, BAYSIDE, NY, 11364. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#243356

11368 SAFE HARBOR SUPPORT SERVICES LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: SAFE HARBOR SUPPORT SERVICES LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 12/19/2025. 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 9945 60TH AVE., APT. 1F CORONA, NY, 11368. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#243344

11375 SEVEN DOGS YOGA LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: SEVEN DOGS YOGA LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 5/21/2026. 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 JONEIL ADRIANO 10801 QUEENS BLVD SUITE 201, FOREST HILLS, NY, 11375. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#243148

11378 COAST TO COAST RENOVATION LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: COAST TO COAST RENOVATION LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 4/25/2026. 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 THE LLC 6071 60TH RD, MASPETH, NY, 11378. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#243783

11418 DIRECT AI AUTOMATION SYSTEMS LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: DIRECT AI AUTOMATION SYSTEMS LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 5/7/2026. 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 DANIEL RODRIGUEZ 129-11 JAMAICA AVENUE, 5F RICHMOND HILL, NY, 11418. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#243190

NXT ESTATES LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: NXT ESTATES LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 7/3/2026. 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 RAYHAN RAMZAN 100-05 92ND AVE, UNIT 301, RICHMOND HILL, NY, 11418. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#243141

11434 COMMUNITY ROSE 178 LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: COMMUNITY ROSE 178 LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 7/11/2026. 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 TRACY MONIQUE ASKEW, 178-15 146TH DRIVE QUEENS, NY, 11434. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#243357

12207 NDO GROUP LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: NDO GROUP LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 3/30/2026. 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.

#242920

SAMYA ONLINE TOYS LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: SAMYA ONLINE TOYS LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 06/30/2026. 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.

#242977

MMC SOLUTIONS LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: MMC SOLUTIONS LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 4/7/2026. 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.

#243149

BEYOND ARENA LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: BEYOND ARENA LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 7/7/2026. 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.

#243182

PONT NEUF COLLABORATIONS LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: PONT NEUF COLLABORATIONS LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 6/18/2026. 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 NORTHWEST REGISTERED AGENT LLC 418 BROADWAY, STE N ALBANY, NY, 12207. PURPOSE/CHARACTER OF LLC: ANY LAWFUL PURPOSE.

#243218

EVERYDAY HELP LLC
NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: EVERYDAY HELP LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 7/6/2026. 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.

#243246

Jury selected for trial of former gang leader accused of ordering Tupac Shakur’s killing



Duane Davis appears in court during the third day of jury selection in his murder trial, related to the 1996 killing of rapper Tupac Shakur, at Clark County District Court Regional Justice Center on Wednesday, Aug. 12, 2026, in Las Vegas.

Steve Marcus/Las Vegas Sun via AP, Pool

By Jessica Hill
Associated Press

A jury of 6 men and 10 women was selected Thursday to hear the case against an ex-gang leader accused of orchestrating Tupac Shakur’s killing nearly 30 years ago in one of hip-hop’s most pivotal moments.

Opening statements at the murder trial in Las Vegas are expected to begin Monday.

Family members and fans of the legendary rapper have been waiting for decades to learn the truth behind the 1996 drive-by shooting that left Shakur dead at the height of his career.

Shakur was just 25 when he was shot near the Las Vegas Strip at a time when he was in the middle of a fierce battle for dominance in a music scene shaped by rival gangs.

Authorities three years ago charged Duane “Keffe D” Davis with murder, describing him as the “shot caller” who orchestrated the killing. Davis has pleaded not guilty and could be sentenced to life in prison if he’s convicted.

Sixteen jurors were picked for the trial, which is expected to last about a month. Four will be alternates. During the selection process, potential jurors were asked about their favorite books and movies, if they had any strong feelings about gangs, and whether they had listened to Shakur’s music.

Shakur still is considered one of the most influential rappers of all time. More than 75 million of his records have been sold worldwide, including several albums released after his death. Hits include “California Love” and “Dear Mama.”

More than 75 million of his records have been sold worldwide, including several albums released after his death, with hits like ‘California Love’ and ‘Dear Mama.’”

He was in the passenger seat of a BMW driven by Death Row Records co-founder Marion “Suge” Knight on Sept. 7, 1996, when shots were

fired from a Cadillac at a red light. Knight survived but Shakur died six days later.

Prosecutors have not accused Davis, now 63, of pulling the trigger that night, instead saying that he made the calls that led to Shakur’s death and provided the gun.

In Nevada, a person can be convicted of murder for helping another person commit the crime.

Davis is the only person still alive who was in the car where prosecutors said the fatal shots originated.

The case against Davis was revived when Davis published the book “Compton Street Legend,” about the shooting and his time in the Crips, in 2019 as well as his statements during police and media interviews.

Davis’ attorneys unsuccessfully fought to block from the trial details written in the book and said during a 2008 police interview. They argued the book was fictionalized and had a co-author, making it impossible to know which parts Davis wrote.

They also argued Davis’ previous interview with a federal task force was supposed to be confidential and not used against him.

Among those who could be called to testify in the trial is Knight, the rap music mogul whose label represented Shakur. He continually has said that he wants no part in the trial.

Knight, who is serving a 28-year sentence for running over and killing a Compton businessman in 2015, is the only surviving person who was in the car with Shakur at the time of the shooting.

Prosecutors expect to call between 35 and 45 witnesses, ranging from people who saw Shakur moments before he was shot to those who were associates of both Shakur and Davis at the time. Sean “Diddy” Combs, who Davis claimed wanted Shakur and Knight dead, will not be one of those witnesses, attorneys said.

Trump's vaccine plan would require millions of individual shots last used decades ago

By **Matthew Perrone**
Associated Press

Public health experts have been quick to condemn an executive order from President Donald Trump aimed at upending childhood vaccinations in the U.S., but the biggest obstacles may be the unprecedented financial and logistical challenges it would impose on parents, health providers and drugmakers.

Monday's announcement by the Republican president calls for separating combination shots — including the measles, mumps and rubella, or MMR, vaccine — into separate injections. Appointments for that and other vaccinations should be spaced out whenever possible, the order states.

To accomplish that, drugmakers would need to revive a slate of individual vaccines that have not been widely used in the U.S. for decades. They would also have to build new manufacturing plants capable of producing millions more vaccine doses than the nation currently uses.

For parents, unbundling the MMR vaccine and spacing out the shots would mean returning to the doctor's office many more times than is currently needed. Those appointments could also strain pediatricians who typically administer the shots, while driving up costs tied to syringes and other medical supplies.

Studies in the U.S. and other countries have shown that combination vaccines increase the likelihood that children will be fully protected from infectious diseases before starting school.

Health experts say there is no scientific basis for changing course.

"We do things that are less convenient and more expensive if there's a good reason to do it," said Dr. Anna Durbin, of the Johns Hopkins Bloomberg School of Public Health. "There is no good justification for this. I think it's very bad public health policy."

Trump's plan would require vaccine manufacturing overhaul

Under Trump's executive order, federal officials are instructed to develop within 90 days plans for breaking up the MMR shot and spacing out other vaccines.

But pharmaceutical scientists and former regulators say those changes would likely take years and require drugmakers to spend tens of millions of dollars on new studies and manufacturing facilities.

Currently, there are no individual vaccines in the U.S. for measles, mumps or rubella. All the vaccines approved for those viruses by the Food and Drug Administration are combination shots. That three-in-one approach has been the standard in the U.S. since the 1970s.

Dr. Jesse Goodman, a former FDA vaccine chief, said companies may have to conduct large studies showing new individual shots produced immune system-boosting reactions in children similar to the current versions. The specifics would depend upon the quality of data from the original standalone vaccines and how its viewed by FDA regulators.

"The question is how much has changed since then and how comfortable will the FDA and the companies be relying on those comparisons?" said Goodman, who is now a professor at Georgetown University.

Manufacturers may also have to demonstrate the safety of new manufacturing facilities and procedures, given that individual measles shots haven't been widely produced in the U.S. for decades.

Designing, constructing and getting federal sign-off for new vaccine plants typically takes about five years, according to industry experts.

Additionally, Goodman said the FDA would have to review and license each unbundled vaccine separately, a process with no precedent.

"I don't think there's any comparable example of removing hugely effective public health measures that protect babies for no documented scientific reason," he said.

Individual shots for measles and related diseases tend to be used by lower-income countries that can't afford the MMR shot. Merck, GSK and the handful of other companies that supply U.S. childhood vaccines make only the combination shot.

In separate statements, Merck and GSK said they stand by the safety and effectiveness of their products. Neither discussed plans to unbundle their shots.

"To date, there has been no published scientific evidence that shows any benefit in separating the combination MMR vaccine into three individual shots," Merck said in an emailed statement.

Parents would need to make many more trips to the doctor

The MMR shot is currently delivered in two doses — the first at the age of 1 and the second dose after age 4. Splitting up the shot into its three separate components would mean six office visits. Spacing out other shots for pertussis and other infectious diseases could multiply the number of visits many more times.

As the number of visits goes up, parents are more likely to miss appointments or stop making them, according to Durbin.

"It's going to be less convenient, more expensive and you're going to have fewer people getting vaccinated," she said.

For well over a decade, Trump has expressed his view — against medical groups' guidance — that American children re-



President Donald Trump speaks as Health and Human Services Secretary Robert F. Kennedy Jr., right, and Jayme Franklin listen during a meeting to sign an executive order about vaccines, Monday, Aug. 10, 2026, in the Oval Office of the White House in Washington.

AP Photo/Jacquelyn Martin

ceive too many vaccines and that they should be given in smaller doses over a longer period of time. Last year he called on called on Health Secretary Robert F. Kennedy Jr. to look at reducing the number. Kennedy and other officials have pointed to smaller countries, such as Denmark, that recommended slightly fewer vaccinations than the U.S.

But breaking up combination shots will result in kids receiving many more individual shots than other comparable nations, Durbin notes.

White House spokesman Kush Desai said the Trump administration's efforts on the MMR vaccine "will give parents more options on timing and frequency for their children, which ultimately will increase vaccination rates for all three diseases."

Vaccine order is not legally binding

Despite the precedent-breaking nature of Trump's order,

some experts are skeptical it will result in meaningful changes.

Neither the White House nor the FDA can compel drugmakers to develop and seek approval for new vaccines. And from a business perspective, companies have little incentive to develop individual versions of vaccines they already sell in combination shots.

"They'd be competing against themselves, and there's no reason to do that," said Dr. Paul Offit, a Children's Hospital of Philadelphia vaccine researcher and former government adviser.

While Trump's order calls for more federal research and recommendations, only state governments have the legal authority to require vaccinations for schoolchildren. The order simply advises states to consider updating their laws to reflect the Trump administration's approach.

"I think states will ignore this," Offit said. "I think that bottom line is that we don't need to look to Donald Trump for our medical advice."



2ND DEPARTMENT / New Business Formations

GC CREATIVE LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: GC CREATIVE LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 6/11/2026. 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.

#243301

CROSS BAY KIDS LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: CROSS BAY KIDS LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 7/6/2026. 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.

#243325

QUIK SILVER LOGISTICS LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: QUIK SILVER LOGISTICS LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 7/6/2026. 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.

(SSNY) ON 7/6/2026. 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.

#243405

ECANCERMD LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: ECANCERMD LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 7/15/2026. 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.

#243408

GUMAMELA STUDIOS LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: GUMAMELA STUDIOS LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 7/6/2026. 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.

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#243600

PESOS BABY LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: PESOS BABY LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 3/25/2026. 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.

#243692

TOWWS LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: TOWWS LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 2/18/2026. 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.

LLC: ANY LAWFUL PURPOSE.

#243748

LATCH AND LEARN LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: LATCH AND LEARN LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 6/15/2026. 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.

#243820

NELL NATK LLC

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY (LLC). NAME: NELL NATK LLC. ARTICLES OF ORGANIZATION FILED WITH SECRETARY OF STATE OF NEW YORK (SSNY) ON 8/3/2026. 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.

#243949

Rift widens between City Hall and teachers union as UFT threatens literacy curriculum pushback

By Alex Zimmerman
Chalkbeat

When New York City officials launched a big shakeup in reading instruction three years ago, they had a key ally at their side: the city's teachers union.

Now, shortly after a plunge in reading scores, United Federation of Teachers President Michael Mulgrew is threatening to drop the union's support of the curriculum overhaul.

That could complicate Mayor Zohran Mamdani's plans to expand the initiative, known as NYC Reads.

"The Department of Ed. is completely incompetent and irresponsible in its implementation, and we are not going to stand by," the union chief said in an interview, pointing to a series of tasks piling up for teachers as they adopt the curriculum changes. Without reforms, "we're going to just have to pull our support for it."

Mulgrew's criticism of the reading curriculum is the latest point of tension between the union and City Hall. Mamdani recently backtracked on campaign pledges to support a boost in pay for paraprofessionals and swiftly reduce class sizes — both major union priorities.

Mulgrew said he still thinks it is a good idea to require common reading curriculums in all elementary schools instead of giving each principal the authority to pick their own, the biggest shift under NYC Reads. But other burdensome requirements have been layered on top of the mandate, he said.

He criticized the number of student assessments — at least three every year in reading — as excessive. Another point of contention: As of last year, schools must use additional city-approved intervention programs for struggling readers, a major priority of Chancellor Kamar Samuels. Those programs, however, don't always line up with the reading curriculums, Mulgrew said.

Mulgrew also accused the city of rolling back earlier promises to give teachers flexibility to implement the curriculum at a pace that makes sense for their students and schedule.

An Education Department spokesperson said the union's claims are untrue, noting there were no changes in the district's assessment or pacing policies last year. The only change was to require that schools use approved intervention programs, officials said.

Mulgrew's comments came days after officials revealed that just half the city's students in grades 3-8 were proficient in reading on the state tests administered in the spring, a decline of 6 per-



UFT President Michael Mulgrew, center, says the union may pull its support for NYC Reads, citing concerns about assessments, interventions, and teacher workload.

Michael M. Santiago / Getty Images

centage points from the year before.

Even as union officials initially blamed the test score decline on flaws with the Education Department's implementation of NYC Reads, Mulgrew said he does not believe the tests accurately measure student learning. (Some experts have raised questions about whether the unusually large fluctuations reflect problems with the test.)

The reading curriculum overhaul has won mixed reactions from educators. Some have welcomed the changes as long overdue, while others have been frustrated with the programs city officials have required them to use.

Still, Mulgrew's comments came as a surprise

to some teachers.

"What he's saying is coming out of nowhere," said Kate Gutwillig, who retired from Manhattan's P.S. 134 in June.

She agreed with Mulgrew's criticism that schools are being asked to assess students too often using tools that don't map well onto the school's curriculum.

Still, the notion that there were major changes in how NYC Reads was implemented last year "does not ring true to my experience," she said.

Other observers said it would be a significant blow if the union dropped its support of the initiative, which includes union-supported and

city-funded centers that offer training connected to NYC Reads.

"Right now, they are a core implementation partner," said Evan Stone, CEO of Educators for Excellence, a teacher advocacy group that supports the curriculum changes.

"I don't think it stops the program" if the union pulls its support, Stone said, noting that the city has pressed ahead with a math curriculum overhaul over the union's objections. "But it certainly doesn't make the work easier."

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

ICE belatedly confirms death of third Delaney Hall detainee

By Gwynne Hogan
The City Reporter

This story was originally published by The City Reporter.

ICE belatedly confirmed the death of a third immigrant at the Delaney Hall detention center in Newark, more than a week after a local member of congress told the public he was informed of the man's death.

In a statement sent on Thursday night, a spokesperson for the Department of Homeland Security said Guatemalan national Jose Chajon-Raxon suffered what medical staff thought was a seizure on July 19, a day after he was booked into the ICE facility.

Emergency services took Chajon-Raxon to University Hospital and ICE later "released" him, the agency said.

"The nurse gave a comprehensive report to first responders and Chajon-Raxon was taken to the hospital and released from ICE custody on July 22. ICE was not notified of his death."

It wasn't clear when exactly when Chajon-Raxon passed away, though U.S. Rep. Robert Menendez, who initially informed the public about his passing, said he'd first learned of the death on July 24.

The immigration enforcement agency said that, due to a recent policy change, it is no longer required to report or monitor deaths after detainees are released from custody.

"Per ICE policy, when an individual is no longer in ICE custody then ICE will no longer be



Demonstrators stand outside the Delaney Hall immigrant detention center in Newark, May 27, 2026.

Credit: AP Photo/Seth Wenig

responsible for monitoring or reviewing deaths that may occur," the agency said. "This is common sense. ICE is not responsible when an individual passes away weeks after leaving their custody."

Menendez first brought this third death at the controversial detention center to light in an Insta-

gram video and briefing with reporters on Aug. 3, which was reported by The City Reporter.

Health Care Complaints

That day, Menendez had paid an impromptu oversight visit to Delaney Hall in the wake of the death of Edwin Lopez Cornejo, a Salvadoran fa-

ther to a 12-year-old U.S. citizen daughter, the second known detainee from Delaney Hall since the facility opened in the spring of 2025.

Lopez Cornejo had a series of complex medical conditions including high blood sugar, high blood pressure and epilepsy, described in extensive habeas corpus filings seeking his release; his family and attorneys said they were unsure if he'd been getting his medicine regularly.

An investigation by The City Reporter in June identified dozens of lawsuits by detainees describing difficulty getting proper medical care while held at Delaney Hall and problems accessing medicine regularly to manage complex conditions.

ICE told Menendez ambulances from University Hospital took more than 30 minutes to respond to emergency calls for both Chajon-Raxon and Lopez Cornejo, Menendez said.

A spokesperson for University Hospital disputed the ambulance response times, but refused to confirm any additional details about the deaths, citing patient confidentiality.

Additional information about Chajon-Raxon's family or his time in the United States wasn't immediately available.

The deaths of Chajon-Raxon and Lopez Cornejo follow that of Jean Wilson Brutus, a 41-year-old Haitian immigrant who died last December. An autopsy later determined Wilson Brutus died of natural causes, namely a pulmonary embolism, according to New Jersey's Health Department.

IT'S IN QUEENS

Many of the free summer series programs are in their last week now. New events include a six-time Grammy winner, a spiritual group retreat, and even a summer camp.

Movie Nights: Sing!

Aug. 8, 7 p.m.

Fresh air, snacks, and an outdoor screening of the 2016 animated musical comedy about a theater owner staging a singing competition.

Queens County Farm Museum, 73-50 Little Neck Pkwy., Floral Park

Stéphane Wrembel

Aug. 11, 7 p.m.

The Live at the Gantries Summer Concert Series continues with guitar master Stéphane Wrembel and his fusion of Jazz, Gypsy Swing, and global musical traditions.

Gantry Plaza State Park, Center Boulevard, Long Island City

Wallace Roney Jr.

Aug. 13, 7 p.m.

The Queens Jazz Trail Concert Series continues with trumpeter Wallace Roney Jr., known for his dynamic performances and deep connection to tradition.

Archie Spigner Park, vicinity of 169th Street, Merrick Boulevard, and Sayres Avenue, St. Albans

WU: Marcellus Pittman

Aug. 14, 4 p.m.

The 50th annual Warm Up series continues with Marcellus Pittman, DJ Anderson do Paraíso, Mabe Fratti, and Lary 7.

MoMA PS1, 22-25 Jackson Ave., Long Island City

The Waiting Room Musical

Aug. 14, 7 p.m.

A 75-minute show about four singer-performers stranded in the reception area of a psychiatry office. Trapped after an emergency order, the four strangers must help each other.

Culture Lab LIC, 5-25 46th Ave., Long Island City

Morning with the Birds

Aug. 15, 10 a.m.

Birder and nature educator Wing Kong leads a bird walk through Alley Pond Park.

Meet at Alley Pond Environmental Center, 229-10 Northern Blvd., Douglaston

Third Annual Afro-Diasporic Ocean Festival **Aug. 15, 11 a.m.**

A free, multicultural celebration of the African diaspora and ocean with music, dance, food, vendors, workshops, panels, and poetry.

Rockaway Beach Amphitheater, Beach 94th Street



The third annual Afro-Diasporic Ocean Festival comes to Queens this weekend.

Photo via QEDC



Six-time Grammy-winning pianist Arturo O'Farrill and Taiwanese bassist Vincent Hsu present their first U.S. performance together at Flushing Town Hall.

Photo via QEDC

Field Guide: Build It Like a Bee, Using Mud, Stems, Fuzz, and More **Aug. 15, 11 a.m.**

Christina Delfico, founder of nature-centric iDig2Learn, and Socrates artists lead a hands-on workshop exploring how bees build and live.

Socrates Sculpture Park, 32-01 Vernon Blvd., Long Island City

250th Anniversary Celebration

Aug. 15, noon

Celebrate the 250th anniversary of the signing of the Declaration of Independence with beverages in the garden, crafts, guided tours, and historical readings.

Bowne House, 37-01 Bowne St., Flushing

Queensboro Dance Festival Finale

Aug. 15, 2 p.m., 5 p.m., and 7 p.m.

Three separate dance performances conclude the Queensboro Dance Festival.

Queens Theatre, 14 United Nations Ave. S., Flushing Meadows Corona Park

Queens Cook Club

Aug. 15, 3 p.m.

Bring a dish inspired by the cookbook Extra Sauce or one that tells your story for an afternoon of sharing, eating, and conversation.

Heart of Gold, 37-14 31st Ave., Astoria

Southside, We Outside!

Aug. 15, 5 p.m.

A night market with live music organized by City Council Member Ty Hankerson, The Soapbox Presents, and BlaQue Community Cares.

Baisley Pond Park, vicinity of N. Conduit Avenue, 150th Street, and Sutphin Boulevard, Rochdale

Just the Beginning

Aug. 15, 6 p.m.

Universal Calvary Church presents four hours of soul, gospel, and other forms of theatrical ministry. \$35 to \$108.55.

Queensborough Performing Arts Center, 222-05 56th Ave., Bayside

Movie Night

Aug. 15, 6:30 p.m.

Snacks, drinks, and activities precede an 8 p.m. screening of Crazy Rich Asians.

Queens Botanical Garden, 43-50 Main St., Flushing

Lee Sang Jun Show

Aug. 15, 7 p.m.

An evening of laughter with Korean comedian Lee Sang Jun, who has entertained audiences through television, live shows, and digital media for more than two decades.

Queens College, Colden Auditorium, 153-49 Reeves Ave., Flushing

Arturo O'Farrill and Vincent Hsu

Aug. 15, 8 p.m.

Six-time Grammy-winning pianist Arturo O'Far-

rill and Taiwanese bassist Vincent Hsu present their first U.S. performance together, followed by a conversation moderated by former National Jazz Museum Executive Director Tracy Hyter-Suffern.

Flushing Town Hall, 137-35 Northern Blvd.

Sunday Socials Concert Series

Aug. 16, 2:30 p.m.

Mexican Son Jarocho and Colombian Cumbia with the Guachinangos.

Outside Queens Theatre, 14 United Nations Ave. S., Flushing Meadows Corona Park

Body As Cosmos: Galactic Language Activation

Aug. 16, 2 p.m.

AshEL SeaSunZ leads a three-hour Soul Somatic Sound Journey exploring the body through meditation, movement, breathwork, live music, voice activation, and contemplative practices.

Queens Botanical Garden, 43-50 Main St., Flushing

BIM

Aug. 16, 6 p.m.

The Summer Sundays in the Park series continues with an evening of Bangla Fusion.

Travers Park, 78th Street between 34th Avenue and Northern Boulevard, Jackson Heights

Introducing: Summer Arts Camp

Aug. 18, 9 a.m.–1:30 p.m.

Designed for children ages 4 to 12, the camp meets Tuesdays, Wednesdays, and Thursdays and features workshops in music, drama, and visual arts.

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

Catalpa 150th Anniversary

Aug. 19, 7 p.m.

Independent historian and filmmaker Marcus Howard tells the story of the Catalpa rescue, accompanied by a band of award-winning Irish traditional musicians. On Aug. 19, 1876, the Catalpa ship arrived in New York Harbor after rescuing six Irish Republican political prisoners.

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

Brass Queens

Aug. 20, 7 p.m.

The Queens Jazz Trail Concert Series continues with Brooklyn-based Brass Queens, a female-led band blending New York energy with New Orleans musical traditions.

Cunningham Park, vicinity of 193rd Street, 81st Avenue, and Union Turnpike, Fresh Meadows



Catch one of several dance performances in Queens this weekend.

Photo via QEDC

Advocates call on Mamdani to end 'broken windows policing'

Continued from page 1

windows policing, stop abusive, unnecessary arrests for low-level offenses that stem from challenges law enforcement cannot resolve," Samy Feliz, an organizer with the Justice Committee, said. "Remove the NYPD from social services roles. Stop sending the NYPD to non-criminal, non-emergency 311 calls. End homeless encampment suites. And remove the NYPD from responding to mental health emergencies."

Representatives from the Queens borough president's office also participated in court watching the past week, and said they regularly witnessed arraignments for those with substance abuse disorders.

Queens Borough President Donovan Richards also appeared alongside advocates in Manhattan on Thursday, and called on the city to move money away from the Department of Correction and into community programming and workforce development. Richards said if the current level of low-level arrests continues, the city would never be able to close Rikers Island — which it is legally required to do by August 2027.

"There is no way we're ever going to close Rikers Island if we keep arresting people for these low-level offenses," Richards said. "The only way to make our communities safer is through intentional investments — investments in our community centers, investments in the justice system that don't keep our people in the justice system when they get out."

Alongside Richards, Brooklyn City Councilmembers Sandy Nurse, Lincoln Restler and Crystal Hudson, and Brooklyn Assemblymember Emily Gallagher, demanded change to policing practices under Mamdani.

At an unrelated press conference on Wednesday, Mamdani said that he doesn't "believe New Yorkers should have to choose between safety and justice."

"We have to be able to deliver both of these things," Mamdani said. "We know that every



Queens Borough President Donovan Richards sent representatives of his office to watch criminal arraignments as part of a broader citywide court watching effort run by a number of criminal justice organizations.
Eagle photo by Noah Powelson

single day is an opportunity to do better. So, I look forward to the findings and we'll review those."

When asked by reporters again about the findings on Thursday, Mamdani said he was confident in Commissioner Jessica Tisch's ability to lead the NYPD.

"I would not have someone serving our city if I was not confident in what they were doing," Mamdani said. "I appreciate all of these different initiatives that are all looking towards the same thing, which is how to deliver safety and justice in our city, and that continues to be a focus for us."

In response to the data, a spokesperson for the NYPD said that current low-level arrest rates are significantly lower than pre-pandemic numbers.

demic numbers.

"The NYPD makes arrests based on complaints received from the community," an NYPD spokesperson said. "Since 2010, the NYPD has made significant efforts to reduce the amount of low-level arrests. This resulted in a 50 percent decrease in misdemeanor arrests in 2018 from 2010. Since the City has emerged from the pandemic years, the amount of misdemeanor arrests have held steady at levels seen in 2018."

During his 2025 mayoral campaign, Mamdani made overhauling the NYPD's response to non-criminal and mental health emergency calls a key issue.

Central to his pitch was the Department of Community Safety, which he said would divert

mental health cases away from the NYPD and into the hands of social workers and mental health professionals.

In July, Mamdani instead launched a scaled-down version of the plan, dubbed the Office of Community Safety, which he called a "first major step" towards realizing a full department and scaling back the use of NYPD officers in non-criminal cases.

But in the first half of his administration, a different story is emerging as arrest rates remain as high or higher as they were under Mayor Eric Adams' administration.

According to data from the Mayor's Office of Criminal Justice, there were over 130,000 arrests in the first six months 2026, a 50 percent increase from that same time period in 2022.

BEHIND THE BENCH



Being a lawyer is the one job Brian Adesman never wanted

By Noah Powelson
Queens Daily Eagle

Of the dozens of careers Brian Adesman has pursued over the years, nearly every one was motivated by television.

When he saw "Cops" for the first time as a child, he told himself he would always become a police officer. When he saw "Nip/Tuck," he applied to college to study pre-med with the hopes of becoming a plastic surgeon. When he saw "Entourage," he told himself he was going to be a talent agent, moved to Los Angeles and got a job at an agency.

"Basically every job I've ever wanted to have has been tethered to whatever TV I've been watching," Adesman told the Eagle.

Television has been the driving force behind every one of Adesman's job's except for one — the one he currently has.

Adesman said once he realized how much TV had an influence on his life, he wanted to become a movie producer and play a part in making the movies and shows he loves. He enrolled at the University of Southern California for law school, not to become a lawyer, but so that he could take classes in the university's renowned film school.

But the law found him. Adesman is now a court attorney for Judge Eve Cho Guillergan in Queens Civil Court.

"Looking back, it's just laughably silly," Adesman said.

After law school, Adesman worked at several law firms before starting his own firm with a friend. While he said he had some idea of going into film even while practicing law, over time, Adesman said he just found himself sucked into the legal world.

"That was really the only career choice, the one that I actually ended up in, that didn't have much to do with film or TV," Adesman said. "Not that I regret my decision. Somehow it all worked out for me finally in the end. So, I'm grateful."

Adesman decided to join the Unified Court System after growing tired of the long hours he put in as a private attorney.

Now, he helps litigants conference cases and does legal research for his judge.

Adesman said his current job is the first that lets him help people while still having time for his family and personal life.

While it's never a career that crossed his mind growing up, Adesman said he's thankful this is where he ended up.

"It is legitimately the best job," Adesman said. "I don't take work home with me...and we do real good work. We try so hard to get it right and do good by the people who come before us."



Brian Adesman is a court attorney for Judge Eve Cho Guillergan. Photo courtesy of Brian Adesman