

# WOODSIDE HERALD

SERVING SUNNYSIDE-WOODSIDE AND LONG ISLAND CITY

VOL. 92 NO. 6

WOODSIDE, L.I.C., N.Y. FRIDAY, FEBRUARY 7, 2025

FREE



## CRACKDOWN ON IMPAIRED DRIVING

State Police and local law enforcement agencies with the backing of Governor Kathy Hochul, will participate in the national enforcement initiative on impaired driving in the week leading up to this year's Super Bowl. The campaign runs through Sunday, February 9, 2025, funded by the Governor's Traffic Safety Committee and targets underage drinking enforcement, along with increased patrols and sobriety checkpoints to deter, identify and arrest impaired drivers.

"As football fans gather across our state to watch the game on Sunday, I'm directing State Police and local law enforcement to elevate their enforcement action to protect New Yorkers from the dangers of impaired and reckless driving," Governor Hochul said. "We have no tolerance for anyone endangering themselves or others on the road, and I encourage everyone to take the responsible steps necessary to keep our communities safe."

During the 2024 Super Bowl weekend campaign, law enforcement officers arrested 262 people for impaired driving and issued 8,388 total tickets.

Whether you are hosting or attending a celebration, the New York State Police, the Governor's Traffic Safety Committee and National Highway Traffic Safety Administration offer these tips to help your guests get home safely:

- \* Always drive 100 percent sober. Even one alcoholic beverage could be one too many.
- \* Plan ahead: You have options to get home safely. Designate a sober driver or call a taxi or rideshare. Getting home safely is always worth it. Ask all of your guests to designate their sober drivers in advance or help them arrange ridesharing with sober drivers. If you don't drink, offer to drive guests home.
- \* If it's your turn to be the designated driver, take your job seriously and don't drink.
- \* If you see a drunk driver on the road, contact local law enforcement.
- \* If you have a friend who is about to drink and drive, take the keys away and let a sober driver get your friend home safely.
- \* The Governor's Traffic Safety Committee and the New York State STOP-DWI Foundation "Have a Plan" mobile app, is available for Apple, Android and Windows smartphones. The app enables New Yorkers to locate and call a taxi service and program a designated driver list. It also provides information on DWI laws and penalties, and a way to even report a suspected impaired driver.
- \* Remember, if you serve a guest alcohol and he or she gets in a crash that night, you could be held liable.

"Jobs Week" kicked off this week, highlighting NYC Mayor Eric Adams administration's efforts to ensure job opportunities reach every borough, block, and neighborhood – by unveiling "Race for Space," a comprehensive strategy to revitalize and reimagine office space across the five boroughs and double down on a commitment to bringing New York City's economy back by creating thousands of new jobs for working-class New Yorkers. Race for Space would attract both national and international companies to become anchor tenants – large, well-known businesses in search of large commercial space – at offices, advance an ambitious goal of 50 million square feet by end of 2025, and create thousands of jobs over the next three years. The comprehensive strategy meets the challenge of vacant office space across the city directly with a range of bold tools to attract new and growing businesses to New York City, while also renovating existing commercial spaces.

"Race for Space" contains several programs that will create jobs, attract talent, and address the city's vacant office space, including by:

Launching a pilot "Relocation Assistance Credit for Employees" program (RACE), which will incentivize out-of-state companies to move to New York City and sign leases for at least 20,000-square-feet of space at qualifying office buildings. Under this new program, the Adams administration is targeting 15 new anchor tenants by the end of 2025, activating over 800,000 square feet of office space and bringing an additional 3,000 jobs to New York City. The existing Relocation and Employment Assistance Program (REAP) incentive program will also be extended for an additional five years. REAP offers business income tax credits for relocating jobs from outside of New York City or below 96th Street in Manhattan to designated locations above 96th Street in Manhattan or in one of the other four boroughs.

Creating a new "International Landing Pad Network," which will support growth stage international companies in their expansion to New York City, attract new sources of innovation and investment, and grow jobs for New Yorkers.

Opening a new application round for the Manhattan Commercial Revitalization Program (M-CORE) program through May 1st. Launched in 2023, M-CORE was a key recommendation from the 'New' New York panel's "Making New York Work for Everyone" action plan – a set of 40 initiatives to reimagine New York City's commercial districts as vibrant 24/7 destinations. M-CORE aims to convert up to 10 million square feet of aging and vacant office space to amenity rich, high-quality office space that meets the demands of the current workforce. The program is already supporting the overhaul of over 1 million square feet of office space at 850 Third Avenue and 175 Water Street. Last week, the New York City Industrial Development Agency confirmed the latest M-CORE awardee, the Hahn Kook Center, an affiliate of the Korean International Trade Association located at 460 Park Avenue.

As part of the Adams administration's successful 2024 Albany legislative agenda, the city secured the historic "467-m" office-to-residential tax incentive, passed in 2024, to help turn vacant offices into critically-needed housing. While office vacancy rates remain elevated – at 15 percent per latest available data – they stabilized in 2024 and have begun to improve, with back-to-back quarters of declining vacancy at the end of the year.



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**Serving the Community Since 1947**  
*We are proud that our late senior partner, Benjamin Shaw, was founding  
lawyer for Sunnyside Community Services celebrating it's 50th Anniversary.*

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out the bass or cymbals

Some Experience?  
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email: [ssabba@woodsideherald.com](mailto:ssabba@woodsideherald.com)



**VOLUNTEER POSITION**

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# MANAGING THE STRESSES AND ANXIETIES OF PEER PRESSURE

by Stan Popovich

Dealing with peer pressure from your friends and family can be very challenging at times. It can be very difficult to be yourself while others get on your case. As a result, here are eight tips on how to manage the stresses and anxieties of dealing with peer pressure from others.

1. **Know where you stand on a certain issue:** Ask yourself if you are willing to do something that your friends want you to do. Think about it and determine for yourself where you stand on a certain task. Once you decide what you are going to do, don't change your mind if your friends start to bully you.
2. **Communicate your decision to your friends:** Explain to your friends what you plan on doing. Give them reasons on why you feel this way. Be willing to answer any questions that can help your friends understand your situation. If your friends get on your case on a regular basis, then maybe it is best to find other friends.
3. **Be firm in your decision and show confidence:** Some people will continue to argue with you and this is where you need to show that you mean business. Do not give in to their arguments. Do what is right and stand firm with your decision. This can be tough but remind them that you do not feel comfortable in doing a certain task.
4. **Hang out with people who will respect you:** If your friends really like you, they need to respect you. Nobody wants to be with people who are trying to get them into some kind of trouble. You always have the choice to spend your time with the people you like.
5. **Do what works best for you:** You will have to deal with what could happen if your friends pressure you into doing something that could get you in trouble. If something goes wrong, your friends will not take the blame for you. Think about the consequences before deciding how you want to proceed when dealing with peer pressure.
6. **Walk away:** You have the choice to walk away from your friends who are trying to get you to do something you do not want to do. Your better off to just leave your friends if they are making you anxious and stressed out. All you have to do is to tell your friends that you need some space and then just walk away.
7. **Ask around:** It is important to consider other viewpoints other than your own. Ask the people you trust on what they think you should do. Other people in your life know who you are, and they can give you additional insights that you may be overlooking.
8. **Learn from your mistakes:** If you make a mistake then the next step is to learn from your mistakes and go from there. Do not dwell on the fact that you made a wrong decision. The key is to learn from your experiences and continue to move forward.



**MOSAIC COMMUNITY CENTER**

**Food Distribution, Infant/Toddler Supplies, Hot Food, Pet Supply Drop & Pick Up**

Due to a heightened caution for our most vulnerable neighbors in Queens, we will be re-organizing our normal distribution in the month of February. Please have all neighbors in need of service **REGISTER ONLINE**. We will have a new protocol to keep all safe, while minimizing any critical mass in light of new governmental initiatives.

**DETAILS:**  
Join our Mosaic Community Center team as we distribute clothing, groceries, hot meals, and supplies for infants and toddlers.

**PLEASE ONLY REGISTER 1 TIME ONLINE!**  
**DIAPERS:**  
You **MUST** register in order to receive diapers and select the desired size. Bring your confirmation email with you to the event.

**FEBRUARY 15TH, 9-11AM**, 43-01 46th St, LIC, NY 11104

**ARRIVE AT 8:15A TO VOLUNTEER**  
**FOOD DISTRIBUTION BEGINS AT 9AM**  
Upon registration you will receive more details about the day

# VALENTINE'S DAY

by Rix Quinn

Millions celebrate February 14 by giving flowers, candy, and cards to express romantic love. And some buy presents for their spouses, too. Yes, Valentine's Day offers ladies the opportunity to declare affectionate thoughts with a lovely card. Many men, however, know they should spend a lot of money, or else they might experience discomfort.

In ancient times, a prehistoric man gave his girlfriend a practical gift – like a goat – to show admiration. His girlfriend and her family could feed from it. This was called “milking a compliment.” It's speculated that Valentine's Day originated 2500 years ago as Lupercalia, a festival to honor the god Lupercus with a lottery. Young ladies put their names in a giant container, and young men randomly drew a partner. At the end of a year – if the man wasn't either married or dead – he could draw for a different partner. About this same time, the card-giving tradition started too. Postage was really cheap back then, because air mail was delivered by pigeon.

Today, just about everybody celebrates Valentine's Day. Elementary school children exchange cards with classmates. Middle schoolers write anonymous notes to their secret crushes. Older teens might bestow presents, kisses, or mononucleosis.

- If you're a guy, here are three hints:
1. Buy your girlfriend a corsage.
  2. Pick out a real mushy card for her. Look for romantic messages full of words like “sweet,” “love,” or “honey.” Avoid rhymes that contain the words “contagious” or “burp.”
  3. Finally, take her to a nice restaurant for dinner. But go indoors, don't use the drive-through.



# SERVICE, PLEASE

by Dr. Sharon M. Cadiz

Recall, if you will, a time when the final act of the cashier at the supermarket or department store was the simple act of placing your newly purchased items in a bag provided by the store. Of course, times have changed and this is not usually done any more. The bag is no longer provided and the courtesy of placing the items in a bag; yours or theirs, seems lost to a lower standard of customer service. In an effort to adapt to the new normal, customers have been encouraged to bring their own bags, or purchase a bag at the store. The stated intention behind this change was supposed to be focused on eliminating single use bags for the benefit of the environment; however, that motive is highly suspect because the single use plastic bags are still around. The end result is that the public is being “ripped off.” I have noticed an even less desirable effect of this new situation; namely, that many cashiers push the items toward the customer with a brisk shove that sends the non-verbal message that one should busy themselves with packing up their items while the next customer is ‘served.’ Occasionally the customer will get a lackluster, “Have a nice day.” For the customer who arrives without a bag of their own; and without a desire to profit the store with the purchase of one of their bags, they depart with an armful of whatever they just bought. If they came with a bag the scene often remains one in which the customer is left literally “holding the bag” and filling it with their purchased items.

Gone are the days when each exchange at a store or place of business yielded service with a smile. The current standard is one of no bag and no semblance of regard for the fact that your purchase helps to secure the shopkeeper or cashier’s opportunity for business or employment. I find this situation very distasteful, as well as the prospect of confronting the issue every time I shop equally distasteful because that means I am confronting the behavior over and over again without any lasting change. I am puzzled about how this situation came to be. Was there a memo that went around that said, “You don’t have to pack the customers’ purchases”? Was there a spontaneous resistance to the former practice that started to take hold; becoming popularized because we, as the customers, have just adapted without challenging or disputing this practice? In any case, I deem it an affront to the explicit role of the cashier or shopkeeper to provide more than the question: “Do you need a bag?” If I don’t need a bag, I still need the clerk or cashier to ‘bag’ the items. Perhaps you can see how challenging it is to explain to a service staff person that you need service. A smile is certainly optional; although preferred, and the next time my items get shoved in my direction to be carted away, I may do the unthinkable and hold up the line long enough to request that my purchased items be placed in a bag; mine or theirs. Let me add that I find the current practice rude. It is a clear indication of how far we have fallen away from quality customer service. In other countries, we can find that those in service professions regard it as their honor to serve. We may never reach that level of pride, but at the very least, it would be great to return to the common courtesy of placing purchased items in a bag. I can do without the routine half-hearted, “Have a nice day.” Just put the things into the bag and move it in the direction of my waiting hands.

I would be remiss if I didn’t highlight the one instance in the past week when a lovely cashier at a department store in our neighborhood packed my three separate bags of merchandise in an efficient and pleasant manner. I made sure to respond to the store’s feedback survey. I also called and spoke to the manager of the store, providing him with the name of the cashier that was provided on the receipt. He seemed pleased to hear my positive review of her performance. I took the opportunity to share that I have begun to withhold my patronage from stores that do not pack bags. He stated that he understood and was pleased to have my pledge to be a continuing customer based on my positive experience.

It certainly seems like time to send a strong message to merchants who want our money, but don’t provide the most basic level of customer service. I will be starting to make my list of such stores and businesses beginning with City Fresh supermarket where I purchased some produce items this morning. The cashier made no effort to fill my bag with the items I bought even though my bag was placed on the counter. Let’s put these folks on notice, especially as prices go up. As one of my neighbors said just today, she is going to multiple stores to stretch a dollar. Cost is one criterion for where we shop and find the best prices; another can be added regarding which stores extend the simple courtesy of bagging items. Shop on, neighbors, but don’t compromise the importance of your value as a customer.




## Apply to Serve on Your Community Board

Application Deadline:  
February 14, 2025


*The application goes live on January 7, 2025.*




Donovan Richards Jr.  
QUEENS BOROUGH PRESIDENT



JULIE WON  
COUNCIL MEMBER



## KNOW YOUR RIGHTS WITH ICE




### What can I do if ICE is at my door?

- You **do not** have to open the door for ICE.
- Remember **you have the right** to remain silent.

From **behind the closed door**, you can ask them who they are and to show their badge, ID, or business card through the window, peephole, or pass it under the closed door.


- If you confirm ICE/Immigration is at your door, **ask if they have a judicial arrest warrant.**
  - If they say **NO, I do not have a warrant**, you do not have to let them in. You may say, **“I do not want to speak with you.”**
  - If they say **YES, I have a warrant**, ask them to slide it under the door.
  - If ICE is looking for someone who is not in your home, **you do not need to speak.**



### What can I do if ICE is inside my home?


If ICE enters your home without your permission, you can tell them clearly: **“I do not consent to you being in my home. Please leave.”**

If ICE starts to search rooms or items in your home, you can tell them, **“I do not consent to your search.”**



### If you or a loved one are at risk of deportation, make a plan.

- Explore your legal options. Talk to a **trusted attorney** and avoid fraud.
  - Call 1-800-354-0365, Monday to Friday, 9 a.m. to 6 p.m.
  - Interpretation is available
- For more information on ICE community arrests, please see IDP’s longer booklet at [immigrantdefenseproject.org/ice-arrests](http://immigrantdefenseproject.org/ice-arrests) or contact KYR @ [immdefense.org](mailto:immdefense.org)
- If you want to report a raid within NYC, call IDP at 212-725-6422



### What are my rights if I am being arrested by ICE?

- You have the right to **remain silent**. You have the **right to speak to a lawyer**.
- DO NOT LIE**. It can only hurt you in the future.
- You do **NOT have to share any information** about where you were born, what your immigration status is, or your criminal record. Ask to speak to a lawyer instead of answering questions.
- You do **NOT have to give them your consular documents or passport** unless they have a warrant from a judge.
- You do **not have to sign anything**.

Visit [council.nyc.gov/julie-won/know-your-rights](http://council.nyc.gov/julie-won/know-your-rights) for additional resources in Spanish, Arabic, French, Mandarin, Korean, and Bangla.



## Free online therapy + mental health support

for NYC Teens ages 13 to 17

[talkspace.com/nyc](http://talkspace.com/nyc)

# DOMESTIC VIOLENCE RESOURCES

If you need support or have questions, call the numbers listed below. Telephone lines are open 24 hours a day, seven days a week. **You are not alone. We’re here to help.**

### QDA Domestic Violence Helpline

**(718) 286-4410**

### NYC Domestic Violence Hotline

**(800) 621-HOPE**

The QDA Elder Abuse Project provides services for victims of domestic violence who are **60 years or older**. Contact **(718) 286-6562** or [ElderAbuse@queensda.org](mailto:ElderAbuse@queensda.org) for assistance.

If you have access to the Internet but cannot make a telephone call: <https://safehorizon.org/safechat/> is available **Monday - Friday** from 9:00AM to 6:00PM


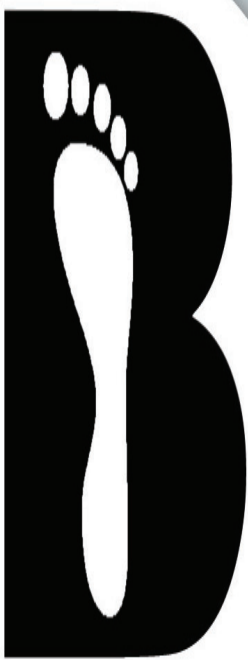





## Urgent need

### GIVE PLATELETS & HELP PATIENTS IN NEED







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Tues.	10-7
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[www.drbelli.com](http://www.drbelli.com)

# FREE ONLINE TAX FILING

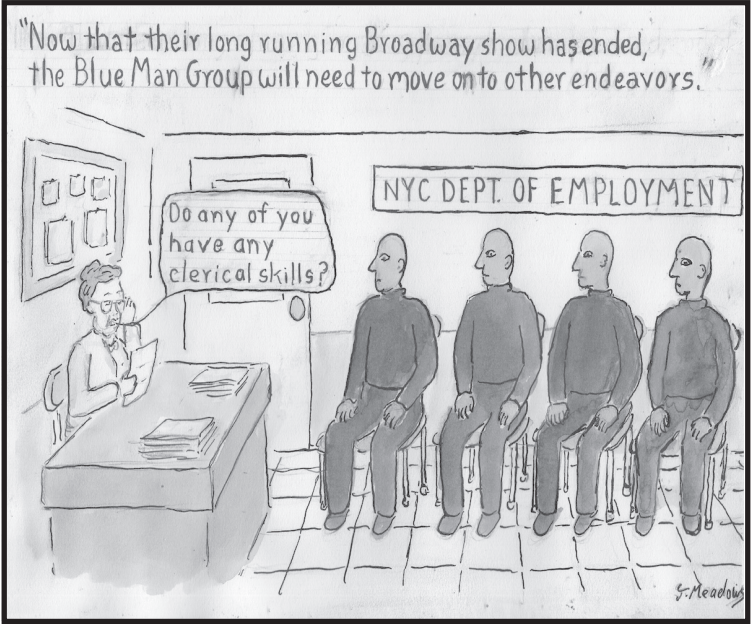
Governor Kathy Hochul urged New Yorkers to consider using the Direct File program in New York State to ease the burden of filing taxes. The joint project with the IRS, allows taxpayers to file their federal and state taxes online at no cost. Building on Governor Hochul’s initiative to make New York more affordable, this program helps the average New York taxpayers save around \$260 in tax preparation fees.

The Tax Department estimates that 3.4 million New Yorkers will be able to use Direct File this year. To find out if you’re eligible, visit the New York State Tax Department’s webpage.

New York State Department of Taxation and Finance Acting Commissioner Amanda Hiller said, New York piloted Direct File with the IRS in 2024. In its first year, the program was open for a limited time to a limited number of taxpayers. Some 14,000 New Yorkers used Direct File last year and 96 percent reported a positive experience.

The 2025 Direct File Program — available now — expands eligibility, covering more tax credits and different types of income. The Tax Department estimates that 3.4 million New Yorkers will be able to use Direct File this year. New Yorkers with 2024 wages of up to \$200,000, or \$250,000 if filing a joint return, may qualify.

Direct File is part of Governor Hochul’s ongoing effort to save New Yorkers money and improve government services. As part of her FY 2026 Budget, Governor Hochul proposed a middle class tax cut to deliver nearly \$1 billion in tax relief to more than 8.3 million New Yorkers. When fully phased in, the middle class tax cut will deliver hundreds of dollars in average savings to nearly 77 percent of filers — representing three out of every four taxpayers. Additionally, Governor Hochul proposed New York’s first-ever inflation refund that will put \$3 billion back in the pockets of 8.6 million taxpayers. Joint tax filers who make \$300,000 or less will receive a \$500 payment and all single New York taxpayers who make \$150,000 or less will receive a \$300 payment. Governor Hochul also proposed a vast expansion of New York’s Child Tax Credit that will double or triple the current credit in many cases, offering up to \$1,000 annually per child under four and up to \$500 per child aged four to 16. This marks the largest increase in the credit’s history, significantly surpassing the current maximum of \$330 per child.



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**Queens Winter Coat & Clothing Drive**

Drop Off Locations:

<b>Queens Borough Hall Lobby</b> 120-55 Queens Boulevard, Kew Gardens, NY 11424 <i>Items can be donated weekdays between 9am-5pm.</i>	<b>Assemblymember Catalina Cruz's District Office</b> 41-40 Junction Blvd, Corona, NY 11368 <i>Items can be donated Monday-Thursdays from 10am-6pm Friday from 10am-2pm.</i>	<b>Assemblymember Jessica González-Rojas' District Office</b> 75-35 31st Ave, Suite 206B (2nd Floor), East Elmhurst, NY 11370 <i>Items can be donated Monday-Friday from 10am-5pm.</i>
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**Donovan Richards Jr.**  
QUEENS BOROUGH PRESIDENT





# FREE ONLINE Citizenship Classes

Prepare for the U.S. citizenship test and interview

Schedule

Monday & Wednesday  
6:00-8:00 pm

Dates

January 22 - April 2

Levels

Beginner English  
Intermediate English




**To register:** Fill out the interest form  
[tinyurl.com/RiisCitizenship](https://tinyurl.com/RiisCitizenship)

Call (646) 397-5771


Email [eminaya@riissettlement.org](mailto:eminaya@riissettlement.org)

Visit Jacob A. Riis Neighborhood Settlement,  
10-25 41st Ave, Long Island City, NY 11101






NEW YORK CITY COUNCIL  
**JULIE WON**  
COUNCIL MEMBER



Information  
Session

## HOW NONPROFITS, FAITH GROUPS, & BUSINESSES CAN PROTECT IMMIGRANTS

**FEBRUARY 13, 10:30 A.M. TO 12 P.M.**





This virtual information session is open to local nonprofits, houses of worship, and businesses.

Topics of discussion include:


- NYC Sanctuary City Laws and Current Federal Policy Changes
- Know Your Rights
- Preparedness for Immigration Enforcement

Register below:

[https://us06web.zoom.us/webinar/register/WN\\_KRa0sqEgTWu\\_2YuOPwI7pQ\\_](https://us06web.zoom.us/webinar/register/WN_KRa0sqEgTWu_2YuOPwI7pQ_)



NEW YORK CITY COUNCIL  
**JULIE WON**  
COUNCIL MEMBER




## NEW SCHOOL CROSSING GUARDS

- P.S. 150 and P.S. 343 The Children's Lab School have new crossing guards.


**JOB OPPORTUNITY**

- P.S./I.S. 78 and P.S. 384 Hunters Point Elementary School are looking for crossing guards.
- Visit [nyc.gov/site/nypd/careers/civilians/school-crossing-guard.page](https://nyc.gov/site/nypd/careers/civilians/school-crossing-guard.page) to learn more and apply.



### Virtual Parent Advisory Board Meeting


Tuesday, February 11, 6pm  
Held virtually via Zoom



Donovan Richards Jr.  
QUEENS BOROUGH PRESIDENT


## Blood Emergency:

What does  
it mean?




Donors needed.

Only 3% of the U.S. donates blood. **If just 1% more gave, blood shortages would end.**



Our blood supply is dangerously low. **Only 1-2 days of blood are available to hospitals.**



**The need for blood is constant.** New and repeat donors can make a lifesaving difference.

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**SUPPLEMENTAL SUMMONS**  
Supreme Court of New York, Queens County  
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff -against- ROSEANN RANDAZZO, AS PROPOSED EXECUTRIX OF THE ESTATE OF WILLIAM WINKLE A/K/A WILLIAM F. WINKLE; TINA COLELLO, AS HEIR AND DISTRIBUTE OF THE ESTATE OF WILLIAM WINKLE A/K/A WILLIAM F. WINKLE; LINDA CASELLA, AS HEIR AND DISTRIBUTE OF THE ESTATE OF WILLIAM WINKLE A/K/A WILLIAM F. WINKLE; UNKNOWN HEIRS AND DISTRIBUTEES OF THE ESTATE OF WILLIAM WINKLE A/K/A WILLIAM F. WINKLE; WEBSTER BANK; THE STATE OF NEW YORK; NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION; BASIL SEGOS, AS THE COMMISSIONER OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION; NEW YORK CITY DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA (EASTERN DISTRICT); “JOHN DOE” AND “JANE DOE” said names being fictitious, it being the intention of Plaintiff to designate any and all occupants of premises being foreclosed herein, Defendants.  
Index No. 712399/2024.  
Mortgaged Premises: 154-45 Riverside Drive Whitestone, NY 11357  
Block: 4542 Lot: 20.  
To The Above Named Defendant(s): YOU ARE HEREBY SUMMONED to answer the Complaint in the above entitled action and to serve a copy of your Answer on the Plaintiff’s attorney within twenty (20) days of the service of this Summons, exclusive of the day of service, or within thirty (30) days after service of the same is complete where service is made in any manner other than by personal delivery within the State. The United States of America, if designated as a Defendant in this action, may answer or appear within sixty (60) days of service. If you fail to appear or to answer within the aforementioned time frame, judgment will be taken against you by default for the relief demanded in the Complaint. NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT THE OBJECTIVE of the above captioned action is to foreclose on a Mortgage to secure \$250,000.00 and interest, recorded in the Office of the City Register of the City of New York on September 22, 2003, in CRFN 2003000378283, covering the premises known as 154-45 Riverside Drive,

Whitestone, NY 11357. The relief sought herein is a final judgment directing sale of the premises described above to satisfy the debt secured by the mortgage described above. Plaintiff designates Queens County as the place of trial. Venue is based upon the County in which the mortgaged premises is located.. NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home. Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property. Sending a payment to the mortgage company will not stop the foreclosure action. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. FRIEDMAN VARTOLO, LLP 1325 Franklin Avenue, Suite 160 Garden City, New York 11530, Attorneys for Plaintiff. 2/7/25, 2/14/25, 2/21/25, 2/28/25

File No.: 2000-2576/B  
CITATION  
THE PEOPLE OF THE STATE OF NEW YORK  
BY THE GRACE OF GOD, FREE AND INDEPENDENT  
To: Dipper Wettstein  
Ellen Sokol  
Howard Wettstein  
Fidelity and Deposit Co of MD  
Attorney General of the State of New York  
New York State Department of Taxation and Finance  
The unknown distributees, legatee~, devisees, heirs at law and assignees of **Barbara Friedman, Sheldon Friedman** deceased, or their estates, if any there be, whose names, places of residence and post office addresses are unknown to the petitioner and cannot with due diligence be ascertained.  
**Elliot Offen Gordon, Lloyd Offen Gordon**, if living and if dead, to their heirs at law, next of kin and distributees whose names and places of residence are unknown and if they died subsequent to the decedent herein, to their executors, administrators, legatees, devisees, assignees and successors in interest whose names and places of residence are unknown and cannot be ascertained after due diligence. A copy of this citation and the accounting, as well as all amendments to it, if any, shall be served on the Guardian Ad Litem, Navpreet Gill Esq.  
Being the persons interested as creditors, legatees, distributees or otherwise in the Estate of **FLORENCE SAKS**, deceased, who at the time of death was a resident of 39-65 52nd Street, Queens, NY 11377, in the County of Queens, State of New York. **SEND GREETING:**

Upon the petition of **LINDA LEFF**, residing at 216 Roosevelt Way, Westbury NY 11590, as Administrator of the Estate of **Florence Saks**, deceased, you and each of you are hereby cited to show cause before the Surrogate at the Surrogate’s Court of the County of Queens, to be held at the Queens General Courthouse, 6th Floor, 88-11 Sutphin Boulevard, Jamaica, City and State of New York, on the 27th day of March 2025 , at 9:30 o’clock in the forenoon, why the Final Account of Proceedings of the Administrator of the Estate of said deceased, a copy of which is attached, should not be judicially settled, and why the Surrogate should not fix and allow the following expenses: bond fee for 2024 - \$790, court filing fees - \$450, reasonable amount of compensation to LUC ULMET, ESQ., for legal services rendered to petitioner herein in the amount of \$12,500 ( of which \$5,000 was already paid at the inception of the Accounting proceeding, and \$7,500 to be paid upon the entry of the decree), and anticipated fees in the amount of \$2,500 to finalize the case; and why the balance of said funds should not be paid to said distributees upon Order of this Court, or deposited with the Commissioner of Finance of the City of New York, should said distributees default herein, or fail to appear or be located and that process be issued to all necessary parties who have not appeared to show cause why the relief requested should not be granted; and why the share due to the estate of Judith Kaplan who died intestate in Florida on Nov 10, 1999, should not be distributed directly to her distributees who are the same as the distributees of Florence Saks; and that an order be granted directing the service of process pursuant to the provisions of SCPA Article 3, upon such persons named in Paragraph (6) whose names or whereabouts are unknown and cannot be ascertained or who may be persons on whom service by personal delivery cannot be made.  
Dated, Attested and Sealed  
31st day of January, 2025  
HON. CASSANDRA A. JOHNSON  
Surrogate, Queens County  
JANET EDWARDS TUCKER  
Chief Clerk  
LUC ULMET, ESQ.  
417 Grand Street # 1804  
New York, NY 10002  
NOTICE:  
This citation is served upon you as required by law. You are not obliged to appear in person. If you fail to appear it will be assumed that you do not object to the relief requested unless you file formal legal, verified objections. You have a right to have an attorney-at-law appear for you.  
Accounting Citation  
2/7/25, 2/14/25, 2/21/25, 2/28/25

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SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS  
Index No. 716556/2023  
Date of Filing: 1/16/2025  
Plaintiff designates Queens County as the place of trial.  
Venue is based upon County in which premises are situated.  
SUPPLEMENTAL SUMMONS  
Tax Lien Foreclosure  
**Block:** 10378; **Lot:** 8  
a/k/a No # 189 Street  
NYCTL 1998-2 TRUST and THE BANK OF NEW YORK MELLON as Collateral Agent and Custodian,  
Plaintiffs,  
-against-  
THE UNKNOWN HEIRS AND DISTRIBUTEES OF THE ESTATE OF GARRETT E. MILLER, if living, and if any be dead, their heirs at law, next of kin, distributees, executors, administrators, trustees, devisees, legatees, assignees, lienors, creditors, and successors in interest, and generally all persons having or claiming under, by or through said defendants who may be deceased, by purchase, inheritance, lien or otherwise, any right, title or interest in and to the premises described in the amended complaint herein, DEBORAH MILLER as Heir and Distributee of the Estate of Garrett E. Miller, DELAMAR BROWN as Heir and Distributee of Theresa Miller as Heir and Distributee of the Estate of Garrett E. Miller, ROBIN MILLER, Individually, and as Heir and Distributee of the Estate of Garrett E. Miller, CITY OF NEW YORK PARKING VIOLATIONS BUREAU, MOHAMMAD SALIM REZA, NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE, THE UNITED STATES OF AMERICA, “John Doe No. 1” through “John Doe No. 100” inclusive, the names of the last 100 defendants being unknown to plaintiff, it being intended to designate fee owners, tenants or occupants of the tax lien premises and/or persons or parties having or claiming an interest in or a lien upon the subject property, if the aforesaid individual defendants are living, and if any or all of said individual defendants be dead, their heirs at law, next of kin, distributees, executors, administrators, trustees, committees, devisees, legatees, and the assignees, lienors, creditors and successors in interest of them, and generally all persons having or claiming under, by, through, or against the said defendants named as a class, of any right, title, or interest in or lien upon the premises described in the complaint herein, Defendants.  
To the above named Defendants: You are hereby summoned to answer the complaint in this action and to serve a copy of your answer, or, if the complaint is not served with this summons, to serve a notice of appearance, on the Plaintiff’s 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 or answer, judgment will be taken against you by default for the relief demanded in the complaint.  
Notice of Nature of Action and Relief Sought  
The Object of the above entitled action is to foreclose a Tax Lien in the original Tax Lien Principal Balance of \$2,700.94 with interest as described in a certain Tax Lien Certificate dated August 8, 2012 and recorded in the Office of the City Register for the Borough of Queens, County of Queens, on August 20, 2012 in City Register File Number (“CRFN”) 2012000329364, which was assigned by Tax Lien Certificate Assignment dated May 31, 2015 and recorded in the Office of the City Register for the Borough of Queens, County of Queens, on June 18, 2015 in CRFN 2015000207875 upon premises described as follows:  
ADDRESS: No # 189 Street  
BLOCK: 10378  
LOT: 8  
COUNTY: Queens  
The relief sought in the within action is a final judgment directing the sale of the premises described above to satisfy the debt secured by the Tax Lien described above. Plaintiff designates Queens County as the place of trial. Venue is based upon the county where the Property being foreclosed upon is located.  
NOTICE  
YOU ARE IN DANGER OF LOSING YOUR HOME  
If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the Plaintiff who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you may 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 complaint and protect your property.  
Sending a payment to the Plaintiff will not stop this foreclosure action.  
YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF AND FILING THE ANSWER WITH THE COURT.  
Dated: New York, New York January 15, 2025  
THE LAW OFFICE OF THOMAS P. MALONE, PLLC  
By: \_\_\_\_\_  
Thomas P. Malone, Esq.  
Attorneys for Plaintiffs  
60 East 42<sup>nd</sup> Street, Suite 553  
New York, New York 10165  
Ph: (212) 867-0500  
TO THE ABOVE NAMED DEFENDANTS: The foregoing Supplemental Summons is served upon you by publication pursuant to an Order of the Court dated January 10, 2025 and filed along with the supporting papers in the Queens County Clerk’s Office. 1/31/25, 2/7/25, 2/14/25, 2/21/25



LEGAL NOTICE • LEGAL NOTICE • LEGAL NOTICE • LEGAL NOTICE • LEGAL NOTICE • LEGAL NOTICE • LEGAL NOTICE

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 #: 704168/2024 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST Plaintiff, vs RANDOLPH A. GREAVES, JR. AS HEIR TO THE ESTATE OF JEAN JABRADALLY WHO WAS SURVIVING SPOUSE OF JABRADALLY, KNOWN ONLY AS JABRADALLY, DONNA JABRADALLY AS HEIR TO THE ESTATE OF JEAN JABRADALLY WHO WAS SURVIVING SPOUSE OF JABRADALLY, KNOWN ONLY AS JABRADALLY, RONALD M. JABRADALLY AS HEIR TO THE ESTATE OF JEAN JABRADALLY WHO WAS SURVIVING SPOUSE OF JABRADALLY, KNOWN ONLY AS JABRADALLY, UNKNOWN HEIRS OF JEAN JABRADALLY 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, PEOPLE OF THE STATE OF NEW YORK, UNITED STATES OF AMERICA ON BEHALF OF THE IRS, NEW YORK CITY PARKING VIOLATIONS BUREAU, NATIONS CREDIT HOME EQUITY SERVICES CORPORATION, NYCTL 2021-A TRUST AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN, 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: 21618 110TH Avenue QUEENS VILLAGE, NY 11429 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 Unknown Heirs of Jean Jabradally Defendant In this Action. The foregoing Supplemental Summons is served upon you by publication, pursuant to an order of HON. Kevin J. Kerrigan of the Supreme Court Of The State Of New York, dated the Ninth day of January, 2025 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 foreclosure a mortgage upon the premises described below, executed by Jean Jabradally (who died on July 16, 2020, a resident of the county of Queens, State of New York) dated the October 6, 2005, to secure the sum of \$120,746.77 and recorded at CRFN 2005000594090 in the City Register of the City of New York, Queens County on October 25, 2005. Plaintiff is also holder of a Mortgage and Consolidation Agreement executed on June 26, 2006 by Jean Jabradally to secure the sum of \$112,926.53 and recorded on September 7, 2006 in CRFN 2006000505252 at the City Register of the City of New York, Queens County Plaintiff is also holder of a Mortgage and Consolidation Agreement executed on March 13, 2007 by Jean Jabradally to secure the sum of \$60,292.76 and recorded on March 28, 2007 in CRFN 2007000160721 at the City Register of the City of New York, Queens County The mortgage was subsequently assigned by an assignment executed August 21, 2014 and recorded on September 8, 2014, in the City Register of the City of New York, Queens County at CRFN 2014000297464. The mortgage was subsequently assigned by an assignment executed July 24, 2015 and recorded on August 28, 2015, in the City Register of the City of New York, Queens County at CRFN 2015000300106. Said Mortgage was subsequently modified by a Loan Modification Agreement executed by Jean Jabradally on July 25, 2019 and recorded October 21, 2019 in CRFN 2019000341420 in the City

Register of the City of New York, Queens County. The mortgage was subsequently assigned by an assignment executed February 9, 2021 and recorded on March 5, 2021, in the City Register of the City of New York, Queens County at CRFN 2021000081294. The mortgage was subsequently assigned by an assignment executed October 21, 2022 and recorded on April 6, 2023, in the City Register of the City of New York, Queens County at CRFN 2023000086528. The mortgage was subsequently assigned by an assignment executed November 22, 2022 and recorded on April 6, 2023, in the City Register of the City of New York, Queens County at CRFN 2023000086529. The property in question is described as follows: 21618 110TH Avenue, QUEENS VILLAGE, NY 11429 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: January 13, 2025 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. 84196 1/31/25, 2/7/25, 2/14/25, 2/21/25

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 #: 710273/2022 U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, SUCCESSOR IN INTEREST TO LASALLE BANK NA, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES, WMALT SERIES 2005-4 Plaintiff, vs RAFAEL ROJAS AS HEIR TO THE ESTATE OF CELIDA ROJAS, UNKNOWN HEIRS OF CELIDA ROJAS 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, CAPITAL ONE BANK (USA), N.A., PEOPLE OF THE STATE OF NEW YORK, UNITED STATES OF AMERICA ACTING THROUGH THE IRS, NEW YORK CITY PARKING VIOLATIONS BUREAU, MARIE “DOE”, NEW YORK CITY DEPARTMENT OF TRANSPORTATION, MARCIEL ROJAS AS HEIR TO THE ESTATE OF CELIDA ROJAS, MICHAEL ROJAS AS HEIR TO THE ESTATE OF CELIDA ROJAS Defendant(s). MORTGAGED PREMISES: 73-06 32nd Avenue Jackson Heights, NY 11370 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 Unknown Heirs of Celida Rojas Defendant In this Action. The foregoing Supplemental Summons is served upon you by publication, pursuant to an order of HON. Kevin J. Kerrigan of the Supreme Court Of The State Of New York, dated the Fourteenth day of January, 2025 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 foreclosure a mortgage upon the premises described below, executed by Celida Rojas (who died on February 15, 2012, a resident of the county of Queens, State of New York) dated the February 18, 2005, to secure the sum of \$160,000.00 and recorded at CRFN 2005000169840 in the City Register of the City of New York, Queens County on March 23, 2005. The mortgage was subsequently assigned by an assignment executed June 18, 2012 and recorded on August 7, 2012, in the City Register of the City of New York, Queens County at CRFN 2012000311020. The property in question is described as follows: 73-06 32nd Avenue, Jackson Heights, NY 11370 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: January 15, 2025 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. 84247 1/31/25, 2/7/25, 2/14/25, 2/21/25

Please email Articles, Photos, Letters and Opinions for Woodside Herald to

**SSabba@woodsideherald.com**



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