

# WOODSIDE HERALD

SERVING SUNNYSIDE-WOODSIDE AND LONG ISLAND CITY

VOL. 92 NO. 22

WOODSIDE, L.I.C., N.Y. FRIDAY, JUNE 6, 2025

FREE



11:00 AM along Greenpoint Avenue  
From 40<sup>th</sup> Street to 48<sup>th</sup> Street

Celebration at Veterans Memorial Plaza  
Sabba Park on Queens Blvd. at 49<sup>th</sup> Street

For more information and to have your group  
participate in the parade, please call (646) 730-1394  
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Get more info at  
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All Saints Church 43-12 46th Street Sunnyside

**WOODSIDE HERALD**

**718-729-3772**  
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**VOLUNTEER POSITION**

**WOODSIDE HERALD**

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# THE IMPORTANCE OF GETTING HELP FOR YOUR FEARS AND ANXIETIES

by Stan Popovich

Getting professional help for dealing with your persistent fears and anxieties is the single most important step in your recovery. Many people are reluctant to get the assistance they need for various reasons. Making excuses for not getting treatment for your fear related issues will not help the situation. With this in mind, here are seven reasons why getting help for your mental health problems is so important.

**1. You will get tips on handling your mental health issues:** Getting professional help can lead to additional insights and suggestions to your stress and anxiety problems. A professional counselor can give you many ideas on how you can successfully manage your fears and anxieties. This is important in getting your life back on track.

**2. Get access to different resources:** Most counselors and psychologists know of ways to get rid of your fears. They can recommend certain treatments that will improve your situation. The only way you can get access to these treatments is if you talk to a counselor. Ask your primary care physician if he or she knows anyone that can be of assistance.

**3. You can’t manage your anxieties all by yourself:** Your fears, anxieties, and depression can be difficult to manage and more than likely you will need some direction. Many people think that they can overcome their mental health problems on their own. This is a mistake. A person should seek assistance to start the recovery process.

**4. You will improve:** As you work with a professional, you will improve on your skill sets in managing your fears. You will be able to overcome your anxieties over time which will benefit you later on in your life. Knowing how to boost your mental health will get your life back on track and will make you much happier.

**5. You will get better a lot faster:** Getting some guidance from a counselor will save you a lot of suffering in the long run. You will get the answers you are looking for which will help reduce your fears and anxieties. You will get better a lot faster by talking to a therapist and you will feel much better about yourself which is important when it comes to dealing with your mental health.

**6. It’s your life:** Remember that you are the person who is suffering and not your friends and family. Don’t let the opinions of your peers prevent you from getting the relief that you deserve. Maintaining your anxieties should be your number one priority. Always do what is best for you and do not get into the habit of trying to please everybody else.

**7. You will not be alone:** You will have people in your corner who will be able to help improve your mental health issues. You won’t feel as alone when attempting to get rid of your fears. It is best to be with others who are supportive and who will understand your situation. This will help make things easier when it comes to your fears and anxieties.



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# MIDDLE SCHOOL SMELLS

by Rix Quinn

I’m not sure I had much sense of smell until sixth grade. The only aroma I remember before that was dinner rolls in the elementary cafeteria. But junior high was different. For the first time, many girls started wearing perfume. Guys started splashing on after-shave. The aura in a small classroom was astounding. Imagine walking into a flower garden and inhaling the essence of spring mixed with a saddle and cheese.

The school hallway scents were variable. What you sniffed depended on what door you entered. If you entered through the biology room, you smelled alcohol or formaldehyde. If you came in through the gymnasium, you sniffed either laundry detergent or dirty socks...depending if the giant washer was off or on.

Most kids chose the lunchroom entrance. Those fragrances changed, depending on the day of the week. The older the meat supply, the odder the smells. For example, let’s say the meat-of-the-week was turkey. On Monday we smelled appetizing sliced turkey and dressing. On Tuesday, the entrée became turkey and gravy. On Wednesday, the daily special changed to turkey casserole. On Thursday there were two selections. That might be either turkey soup, or fried turkey slices with special sauce. I never asked what the special sauce was, but I ate it. But Friday was scary. That’s when the special became Turkey Surprise. I won’t say what the surprise was, but I got surprised twice.

That’s when I invented my own new Friday ritual: sandwich-from-home



# GEORGE JUERGENS: A Neighborhood Hero Moves on From Noguchi Museum

by Dr. Sharon M. Cadiz



Far too often, changes occur in our community without acknowledgement. A building is knocked down, or the vibrant energy of a local leader is lost and the framework of the future rests upon a slightly shakier foundation. Sometimes the changes are hidden from view; however, there are those rare occasions when we are granted the opportunity to pause and take a closer look that permits us a chance to give thanks and show appreciation for those who have worked tirelessly to preserve the values that sustain community connection with dedicated effort. I am grateful to have this opportunity to shine a light on the work of George Juergens, Facility Director at the Noguchi Museum as he prepares to move on to retirement.

I watched George Juergens in action on a video filmed for the museum on the occasion of the 2023 Earth Day. His quiet sense of passion and purpose is clear as he recounts the distinguished legacy of Isamu Noguchi. Juergens shared his feeling that Noguchi created the space “to set the stage for his sculptures.” The role of Facilities Director evolved from this beginning and was nurtured by his fervent commitment to preservation, conservation and sustainable growth. In the spirit of Isamu Noguchi, with whom he worked, he recalls the sculptor’s stated belief that “nature finishes the piece.” In 2023, many years after these words were first spoken, Juergens referenced this quote to frame the ongoing evolution of the Japanese inspired garden. His stewardship attests to the fact that change has shaped and reshaped the garden with integrity and a natural push to the future. His ardent care of the garden is awe inspiring because he knows every bit of vegetation personally; and with meticulous care he has overseen decisions that link the past, present and future. For example, in the video he talked about the looming Ailanthus tree that was a centerpiece of the garden from its inception. He noted that the tree was very old and unfortunately needed to be taken down because it presented a hazard. This was not a hasty decision based on expedience, but instead a carefully considered necessity for the benefit of the whole garden that has continued to flourish with new additions and sustainable choices. The characterization of what he referred to as the naturally occurring “push-pull” underscores his knowledge, humility and deference to Nature’s changes and the reality of the life-death cycle that is so evident in the garden. Here is where one can see the importance of how the community has benefited from the example of this individual and his unwavering commitment to balanced, values-based decision making.

Just when I thought that I had discovered the essence of his contribution, I was further enlightened by Eric Mathews, the former Director of Grounds at Socrates Sculpture Park, who has worked closely with Juergens over the years. Mathews highlighted how Juergens “embraced the Astoria Houses community” exhibiting true leadership in the area of community engagement. According to Mathews, he created opportunities for area youth to develop skills and engage in “dignified labor.” He was instrumental in Socrates Sculpture Park receiving “two big trailers” that were used for storage and the creation of office space long before the recent construction of the current administrative building.

As George Juergens moves on to the next stage of his life, I stand with those in the community and beyond who recognize his sterling example of stewardship, leadership and scholarly regard for the historical record of one of our community’s treasured cultural institutions. On behalf of us all, it is my pleasure to extend heartfelt thanks and best wishes to this community hero.

# STRONGER TOGETHER

ÉLAN CADIZ  
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Friday, June 20th - Sunday, July 20th  
Children's Art Carnival  
62 Hamilton Terrace  
childrensartcarnival.org

# DONATIONS WANTED AND AVAILABLE

**3980 51st and Skillman Ave, Woodside**  
**(by the corner of the laundromat)**  
**\*\*JUNE 14TH, 9A-3P\*\***  
**FREE- ALL ARE WELCOME**

Collection/drop off is requested prior to the event so organizers can go through and sort. To make arrangements for drop-off, please phone Madeline (number below).  
LAST DROP OFF DAY, JUNE 11TH.

## AVAILABLE AND ALSO COLLECTING THE FOLLOWING:

Pet Hair Free- Gently Used Clothing, shoes, children’s toys, baby necessities, books, small household and kitchen items, Wee Wee Pads, Children/ Adult Diapers, Boys/ Teen Boy/ Young Adult/ Men’s Clothing and shoes  
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## Open Streets

Activities for all ages!

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JUNE  
7<sup>TH</sup> 8<sup>TH</sup> 14<sup>TH</sup> 15<sup>TH</sup>  
21<sup>ST</sup> 22<sup>ND</sup> 28<sup>TH</sup>

12 PM - 5 PM


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## NEED FOR SLOWER SPEED

by Cyclo Pete

Greetings and happy almost summer, Woodsiders! Have you ever been riding the green wave on your bike only to have someone wearing headphones or looking at their phone, or both, step out in front of you causing you to have to veer sharply or stop suddenly? Well then you have just had a close call. I’ve seen far too many of these lately, so read on for a safety PSA on how to bike in crowded and unpredictable conditions. Let’s roll more carefully!

**Situational Awareness**

As you read this page, it may be shocking to think that you are within biking distance of tens of thousands of people. There simply is no ride in our area or our city where you will not encounter someone else on the road. Being on a bike allows you to get further faster, but the more intersections you cross, the likelier you are to encounter late crossers on foot or in cars that don’t signal, and you’ll need to be careful to avoid them. There is one simple way to do this: go more slowly.

**Proactive vs. Reactive Biking**

Having someone step out may cause a reaction, but you can control the degree of reaction by biking defensively. Almost all of our bike lanes have cyclists adjacent to parked cars or the sidewalk, so you’re a step away from conflict or a door width from a collision. So if you’re heading west on Queens Boulevard on the downhill towards 39th Street, don’t be distracted by the sunset views and apply your brakes periodically to prevent going at a dangerous speed. Stopping while going 30mph will take close to 20ft in dry conditions, which can result in a crash or a close call, or a flip over the handlebars. Stopping while going 15mph will take around 6-8ft, which should be enough for most situations. Just because you can go faster does not mean you should!

The weather is better and biking is fun at this time of year. But whether you’ve been pumping in spin class or are just itching to get back on your bike, mind your speed. Expect the unexpected and plan to stop or slow down quickly. And the same goes for the densely populated part of Sunnyside and the industrial stretch west of 39th. So please bike at a reasonable speed this summer and ride safe, Woodside!



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## Calling All Volunteers



**ARE YOU INTERESTED IN  
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& BEING A PART OF A NEIGHBORHOOD EVENT?**

**VOLUNTEER FOR THE FIRST ANNUAL  
WOODSIDE-SUNNYSIDE HUMANITY FEST!**

**A BLOCK PARTY NEIGHBORS ARE PLANNING FOR  
SATURDAY, JUNE 14  
WHICH WILL INCLUDE LIVE PERFORMANCES,  
FOOD VENDORS, WORKSHOPS, AND  
OPPORTUNITIES FOR LOCAL CONNECTION & FUN!**

Roles: Flyering, Setup, Cleanup, Safety, and more!

**SIGN UP HERE TO VOLUNTEER**

<https://tinyurl.com/58fecfwr>





# FLAG DAY PARADE



**JUNE 14<sup>th</sup>**



**11:00 AM along Greenpoint Avenue  
From 40<sup>th</sup> Street to 48<sup>th</sup> Street**

**Celebration at Veterans Memorial Plaza  
Sabba Park on Queens Blvd. at 49<sup>th</sup> Street**

For more information and to have your group  
participate in the parade, please call (646) 730-1394  
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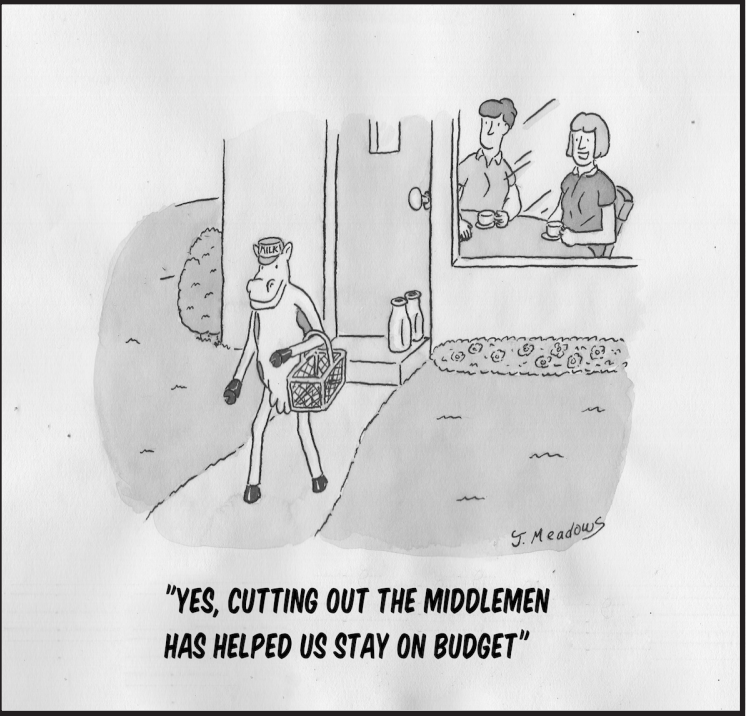
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Supplemental Summons and Notice of Object of Action SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS ACTION TO FORECLOSE A MORTGAGE INDEX #: 724769/ 2023 MORTGAGE ASSETS MANAGEMENT, LLC Plaintiff, vs SHARRON L. WILLIAMS AKA SHARON L. WILLIAMS AS ADMINISTRATOR AND AS HEIR TO THE ESTATE OF LOUIS CALLOWAY, MICHELLE CARPENTER AS HEIR TO THE ESTATE OF LOUIS CALLOWAY, FLORENCE NEALS COLEMAN CALLOWAY AS HEIR TO THE ESTATE OF LOUIS CALLOWAY 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, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, PEOPLE OF THE STATE OF NEW YORK, THE BROOKLYN UNION GAS COMPANY D/B/A NATIONAL GRID NY, THE PREMINS COMPANY, INC., NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, NEW YORK CITY PARKING VIOLATIONS BUREAU, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD “JOHN DOE #1” through “JOHN DOE #12,” the last twelve names being fictitious and unknown to plaintiff, the persons

or parties intended being the tenants, occupants, persons or corporations, if any, having or claiming an interest in or lien upon the Subject Property described in the Complaint, Defendant(s). MORTGAGED PREMISES: 171-27 108th Avenue Jamaica, NY 11433 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 Florence Neals Coleman Calloway Defendants 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 Second day of May, 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 Cedelle Calloway (who died on March 13, 2018, a resident of the county of Queens, State of New York) and Louis Calloway (who died on November 27, 2022, a resident of the county of Queens, State of New York) dated the October 4, 2006, to secure the sum of \$544,185.00 and recorded at CRFN 2006000610122 in the City Register of the City of New York, Queens County on November 1, 2006. The mortgage was subsequently assigned by an assignment executed November 3, 2010 and recorded on November 23, 2010, in the City Register of the City of New York, Queens County at CRFN 2010000394385. The mortgage was subsequently assigned by an assignment executed March 24, 2011 and recorded on July 27, 2011, in the City Register of the City of New York, Queens County at CRFN 2011000265071. The mortgage was subsequently assigned by an assignment executed April 1, 2016 and recorded on April 7, 2016, in the City Register of the City of New York, Queens County at

CRFN 2016000121690. The mortgage was subsequently assigned by an assignment executed March 28, 2016 and recorded on April 7, 2016, in the City Register of the City of New York, Queens County at CRFN 2016000121689. The mortgage was subsequently assigned by an assignment executed May 20, 2022 and recorded on June 1, 2022, in the City Register of the City of New York, Queens County at CRFN 2022000219619. The mortgage was subsequently assigned by a corrective assignment executed December 28, 2023 and recorded on January 12, 2024, in the City Register of the City of New York, Queens County at CRFN 2024000011025. The mortgage was subsequently assigned by an assignment executed March 28, 2024 and recorded on April 8, 2024, in the City Register of the City of New York, Queens County at CRFN 2024000087947. The mortgage was subsequently assigned by an assignment executed August 28, 2024 and recorded on August 30, 2024, in the City Register of the City of New York, Queens County at CRFN 2024000226788. The mortgage was subsequently assigned by a corrective assignment executed September 26, 2024 and recorded on September 30, 2024, in the City Register of the City of New York, Queens County at CRFN 2024000254415. The property in question is described as follows: 171-27 108th Avenue, Jamaica, NY 11433 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: May 19, 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. 85863 5/30/25, 6/6/25, 6/13/25, 6/20/25



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

Summons and Notice of Object of Action Supreme Court Of The State Of New York County Of Queens Action To Foreclose A Mortgage Index #: 717483/2023 U.S. Bank Trust, N.A., As Trustee For LSF9 Master Participation Trust Plaintiff, vs Juan P. Cruz As Administrator To The Estate Of Juan Cruz, Rosa Cruz As Heir To The Estate Of Juan Cruz, Pedro Cruz As Heir To The Estate Of Juan Cruz, Olivia Cruz 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 As Heir To The Estate Of Juan Cruz, Rocio Garcia As Heir To The Estate Of Juan Cruz, Alicia Ramirez 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 As Heir To The Estate Of Juan Cruz, Bank Of America, N.A., Southern Wine & Spirits Of New York, Inc., People Of The State Of New York, New York State Department Of Taxation And Finance, Criminal Court Of The City Of New York, New York City Environmental Control Board, New York City Parking Violations Bureau, New York City Transit Adjudication Bureau, New York State Office Of The Medicaid Inspector General, United States Of America On Behalf Of The IRS 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: 4143 70th St Woodside, NY 11377 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 Olivia Cruz, Alicia Ramirez Defendants In this Action. The foregoing Supplemental Summons is served upon you by publication, pursuant to an order of HON. Mojgan Cohanim Lancman of the Supreme Court Of The State Of New York, dated the Ninth day of May, 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 dated October 20, 2005, executed by Juan Cruz (who died on December 14, 2020, a resident of the county of Queens, State of New York) to secure the sum of \$460,400.00. The Mortgage was recorded at CRFN 2006000406137 in the City Register of the City of New York, Queens County on July 18, 2006. The mortgage was subsequently assigned by an assignment executed March 3, 2008 and recorded on March 24, 2008, in the City Register of the City of New York, Queens County at CRFN 2008000117458. The mortgage was subsequently assigned by a corrective assignment executed May 18, 2016 and recorded on June 10, 2016, in the City Register of the City of New York, Queens County at CRFN 2016000197001. Said Mortgage was subsequently modified by a Loan Modification Agreement executed by Juan Cruz on February 9, 2011 and recorded February 1, 2024 in CRFN 2024000028617 in the City Register of the City of New York, Queens County. The mortgage was subsequently assigned by an assignment executed August 1, 2011 and recorded on August 9, 2011, in the City Register of the City of New York, Queens County at CRFN 2011000280328. The mortgage was subsequently assigned by a corrective assignment executed May 18, 2016 and recorded on June 10, 2016, in the City Register of the City of

New York, Queens County at CRFN 2016000197111. The mortgage was subsequently assigned by an assignment executed November 20, 2015 and recorded on December 11, 2015, in the City Register of the City of New York, Queens County at CRFN 2015000439370. The mortgage was subsequently assigned by an assignment executed May 3, 2017 and recorded on June 8, 2017, in the City Register of the City of New York, Queens County at CRFN 2017000214232. Said Mortgage was subsequently modified by a Loan Modification Agreement executed by Juan Cruz on June 17, 2019 and recorded November 20, 2019 in CRFN 2019000378116 in the City Register of the City of New York, Queens County. The property in question is described as follows: 4143 70th St, Woodside, NY 11377 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: May 14, 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. 85810 5/23/25, 5/30/25, 6/6/25, 6/13/25

QUEENS - INDEX NO.: 706133/2024 SUPPLEMENTAL SUMMONS. Plaintiff designates QUEENS COUNTY as the place of trial based upon the location of the premises herein described having tax map Block 11015, Lot 70, ST ALBANS, NY, County of QUEENS – MID-ISLAND MORTGAGE CORP., PLAINTIFF, -against- LUTHER MCDANIEL AS HEIR TO THE ESTATE OF RUTH NIXON, ARKESIA THOMPSON AS HEIR TO THE ESTATE OF RUTH NIXON, ELROY BLAKELY AS HEIR TO THE ESTATE OF RUTH NIXON, JACQUANA A. COMEAU AS HEIR TO THE ESTATE OF RUTH NIXON, SHERMAN NIXON AS HEIR TO THE ESTATE OF RUTH NIXON, any and all persons unknown to plaintiff, claiming, or who may claim to have an interest in, or generally or specific lien upon the

real property described in this action; such unknown persons being herein generally described and intended to be included in the following designation, namely: the wife, widow, husband, widower, heirs-at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors, and assignees of RUTH NIXON, deceased, any and all persons deriving interest in or lien upon, or title to said real property by, through or under them and their respective wives, widows, husbands, widowers, heirs-at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors, and assignees, all of whom and whose names, except as stated, are unknown to plaintiff, CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD, NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, UNITED STATES OF AMERICA - INTERNAL REVENUE SERVICE, “JOHN DOE #1” through “JOHN DOE #12,” the last twelve names being fictitious and unknown to plaintiff, the persons or parties intended being the tenants, occupants, persons or corporations, if any, having or claiming an interest in or lien upon the premises, described in the complaint, DEFENDANTS. 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 within 20 days after the service of this summons, exclusive of the day of service (or within 30 days after the service is complete if this summons is not personally delivered to you within the State of New York); and in case of your failure to appear or answer,

judgment will be taken against you by default for the relief demanded in the complaint. 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 against you 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: Syosset, New York, April 18, 2025. Roach & Lin, P.C., attorney for Plaintiff, 6851 Jericho Turnpike, Suite 185, Syosset, NY 11791. Tel: 516-938-3100. To the above-named defendants: The foregoing summons is served upon you by publication pursuant to an Order of the Hon. KEVIN J. KERRIGAN a Justice of the Supreme Court, State of New York, dated April 14, 2025 and filed with the QUEENS County Clerk together with the supporting papers thereon. This is an action to foreclose a mortgage held by Plaintiff on the premises known as Block 11015, Lot 70, ST ALBANS, NY, County of QUEENS as described in the complaint on file and commonly known as 114-11 198TH STREET, ST ALBANS, NY 11412. 05/23/25, 05/30/25, 06/06/25, 06/13/25


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